

# **CITY OF FRESNO MASTER FEE SCHEDULE AMENDMENT COVER LETTER**

## **DEVELOPMENT DEPARTMENT**

For FY 2004, the Planning and Development Department is proposing new fees or fee adjustments in its Code Enforcement and Planning Divisions. We are also proposing several text adjustments that either streamline language or delete fees which have not been utilized in several years. The only significant text adjustment is deleting language referring to the Money Back Guarantee which the Department is no longer able to offer due to legal constraints. The proposed fee schedule is broken down as follows:

New Fees:	10
Increased Fees:	3

The Department has successfully managed its enterprise operations without an across-the-board fee increase in over 10 years. We are not proposing such an increase at this time. At some point in the future, it will be necessary to begin a comprehensive update. This update will be a lengthy process but we will make every effort to work closely with the fee users to determine a fair assessment of the services being provided and the associated fees.

The department currently administers over 450 fees and collects another 200 for other departments. There are 13 new fees or fee adjustments, which can be broken down as follows:

### New Fees - Planning Division

The Planning Division is proposing to add one new fee to recover the costs associated with processing annexation applications. The Department typically processes 5 to 10 annexations annually. The new fee will generate approximately \$16,000 to \$33,000 a year. It is particularly important for the Department to recover its costs of processing the applications because we are now absorbing a portion of LAFCO's operating costs amounting to over \$80,000 annually.

### New Fees - Code Division

The Code Enforcement Division is proposing nine new fees and three adjusted fees as part of its cost recovery program to reduce its reliance upon the Community Sanitation Fund and Community Block Grant monies. It is anticipated that the new and adjusted fees will result in an additional \$375,000 in FY 2004.

The majority of the new and adjusted Code Enforcement fees are directed toward those land owners who have violated the law and have not cured their violations within 30 days. It is the Division's expectations that new and/or increased fees will encourage violations to be resolved expeditiously. The remaining fee adjustments are related to the increase in hourly rates for various inspections and actions.

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**DEVELOPMENT DEPARTMENT**

The attached matrix identifies the new and adjusted fees and provides a detailed justification for each one. Additionally, the Police Department and Parks Department are proposing new review fees for site plan reviews, environmental assessments and conditional use permits, all of which are coordinated by the Planning and Development Department.

# CITY OF FRESNO MASTER FEE SCHEDULE AMENDMENT SUMMARY

## DEVELOPMENT DEPARTMENT

### PLANNING DIVISION

Fee Description	Current	New	Purpose & Justification	Ref #	Pg #
Annexation Application Fee	New	\$3,300.00	Reinstatement of the annexation fee to recover costs as fee was discontinued in 1996 to encourage development. Prior annexation fees started at \$5,500. The BIA is aware of the this fee and has acknowledged the need to reinstate it.	DEV - 1	p.32
Police Department Review Fee (CUPs, EA, Site Plan Review)	New	\$210.00	New fee to recover costs expended by the Police Department to review certain development projects (Conditional Use Permits, Environmental Assessments and Site Plan Reviews).	DEV - 2	p.33 p.36 p.41
Parks, Recreation Review Tentative Parcel Map - each Tentative Tract Map - each	New	\$31.00 \$124.00	New fee to recover costs expended by Parks to review maps for landscaping and other associated requirements.	DEV - 3	p.43 p.44

### CODE ENFORCEMENT DIVISION

Code Violation Appeal Fee Single Family - up to 2 units Multi-Family - up to 2 units Commercial	New	\$35.00 \$55.00 \$75.00	New administrative fee for appeal package preparation. Fees based upon case file preparation, review by senior staff and management, copies for Hearing Officer and any documentation provided to appellant.	DEV - 4	p.11
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# CITY OF FRESNO MASTER FEE SCHEDULE AMENDMENT SUMMARY

## DEVELOPMENT DEPARTMENT

### CODE ENFORCEMENT DIVISION

Fee Description	Current	New	Purpose & Justification	Ref #	Pg #
Code Citation Penalty 1 <sup>st</sup> citation 2 <sup>nd</sup> citation 3 <sup>rd</sup> citation	New	\$200.00 \$500.00 \$800.00	New citation penalties to increase compliance. Fees increased to enhance enforcement ability and encourage compliance from property owners/responsible party. Charges are penalties and not based upon recovery costs.	N/A	p.11
Collection Agency Recovery Fee	New	25% of assessed fee	New administrative fee associated with sending clients to outside collection agency. Fee based upon actual costs of contracted services with the collection agency.	N/A	p.11
Payment Plan Processing Fee	New	\$15.00 per application	New administrative fee associated with processing and set up of client who requests installment payment of fines, penalties and actual costs of charges assessed for code violations. Fee based upon minimal time spent for case file review and preparation of deferment plan and account set up in accounts receivable program (min. 1 hr).	N/A	p.11
Late Payment Charge (minimum \$1.00)	New	1.5% on assessed fee	A new late payment charge representing administrative costs collected from a client who does not pay initial billing within 30 days.	N/A	p.11

# CITY OF FRESNO MASTER FEE SCHEDULE AMENDMENT SUMMARY

## DEVELOPMENT DEPARTMENT

### CODE ENFORCEMENT DIVISION

Fee Description	Current	New	Purpose & Justification	Ref #	Pg #
Lien Release Fee Per Lien Release-County Filing Fee	New	\$26.00	New fee to reimburse City of Fresno for filing fee paid to County to release liens for code violations. This fee represents actual filing fee costs paid directly to the County. No staff time included.	N/A	p.11
Hotel/Motel Inspection Fee Per Hour, 1 hr min.	\$72.00/hr	\$85.00/hr	Increased hourly rate based on cost recovery of staff time and overhead. This fee is charged at the time of initial application and prior to occupancy.	DEV - 5	p.11
Housing Code/Public Nuisance Enforcement/Zoning Code Enforcement/Dangerous Building enforcement - all references referring to an hrly rate, 1 hr. min.	\$72.00/hr	\$85.00/hr	Increased hourly rate based on cost recovery of staff time and overhead.	DEV - 5	p.11 p.12 p.13
Code Compliance Inspection	\$216.00	\$85.00/hr 3 hr avg.	Revise flat fee to hourly rate. Inspection generally takes three hrs.	DEV - 5 DEV - 6	p.12

# CITY OF FRESNO MASTER FEE SCHEDULE AMENDMENT SUMMARY

## DEVELOPMENT DEPARTMENT

### CODE ENFORCEMENT DIVISION

Fee Description	Current	New	Purpose & Justification	Ref #	Pg #
<p>Notice and Order 1-2 units</p> <p>(Issued for larger violations that will allow the City to abate if owner negligent in removal)</p>	New	<p>\$347.00</p> <p>+ \$5 for each unit over 2 units</p>	<p>New fee which will be charged upon issuance of Notice and Order. Notice and Order issued only if violation is not remedied within 30 days from initial notification. Code Violation process is as follows:</p> <p>Complaint Issued - No Charge Inspection - No Charge Preliminary Notice (30 days) - No Charge Reinspection - No Charge Notice and Order - \$347 Reinspection for compliance - No Charge</p> <p>Late payment charges, citation penalties, reinspection fees, collection agency fees will be charged if last step above results in continued noncompliance.</p>	DEV - 7	p.12
<p>Notice of Violation 2 units</p> <p>(Issued for smaller violations)</p>	New	<p>\$347.00</p> <p>+ \$5 for each unit over 2 units</p>	<p>New fee which will be charged upon issuance of Notice of Violation. Notice of Violation issued only if violation is not remedied within 30 days from initial notification. Fee based on cost recovery. A Notice of Violation is typically issued for violations that are smaller in scope than a violation requiring a Notice and Order. The process is similar to the Notice of Order referenced above.</p>	DEV - 8	p.12

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**DEVELOPMENT DEPARTMENT**

**CODE ENFORCEMENT DIVISION**

Fee Description	Current	New	Purpose & Justification	Ref #	Pg #
Vacant Building Plan - Review Fee Per Hour, 1 hr min.	New	\$85.00/hr	This new hrly fee is being implemented as a result of the adoption of the vacant building ordinance. After three code actions on any one property, the owner will be required to submit a plan for compliance. The hourly fee will be charged to review the plan.	DEV - 5	p.13

# CITY OF FRESNO MASTER FEE SCHEDULE AMENDMENT DETAIL

## DEVELOPMENT DEPARTMENT

### ANNEXATION APPLICATION FEE

Hrly Rate for tasks	Sal/Fringe	Hours	Total
Planning Manager	\$ 40.33	8.00 = \$	322.64
Supervising Planner	\$ 33.06	6.00 = \$	198.36
Planner III	\$ 30.36	33.00 = \$	1,001.88
Sr. Secretary	\$ 19.61	10.00 = \$	196.10
Sr. Admin Clerk	\$ 15.83	6.00 = \$	94.98
Planning Illustrator	\$ 25.17	5.00 = \$	<u>125.85</u>
Total Salaries*		\$	1,939.81
Benefits		\$	<u>769.38</u>
TOTAL SALARIES/BENEFITS		\$	2,709.19
Overhead and Administration Distribution		\$	<u>590.81</u>
<b>TOTAL FEE</b>		\$	<b><u>3,300.00</u></b>

\* Note: Above fee based upon FY 2002 budget. Salaries/benefits 3% to 5% higher for FY 2004.

Annexation Fees were discontinued on January 1, 1996 by City Council Resolution No. 95-314. This fee and others were discontinued or reduced to encourage development in the City of Fresno. The annexation fees prior to the discontinuance were as follows:

5 Acres and under	\$5,500
Over 5 to 50 add'l acres	+ \$275/acre
Over 50 to 100 add'l acres	+ \$100/acre
Over 100 add'l acres	+ \$ 55/acre

The Planning and Development Department is proposing to reinstate this fee to recover its costs of processing the application.



**CITY OF FRESNO  
MASTER FEE SCHEDULE  
AMENDMENT DETAIL**

**DEVELOPMENT DEPARTMENT**

**POLICE DEPARTMENT REVIEW - PER APPLICATION**

**(SITE PLAN REVIEWS, ENVIRONMENTAL ASSESSMENTS AND  
CONDITIONAL USE PERMITS)**

The Planning and Development Department routes certain site plan review applications, environmental assessments and conditional use permits to the Police Department for their review and comment.

For example, alcohol-related conditional use permits are reviewed for business concentrations and proper operations and monitoring. Other entitlements and environmental assessments are reviewed to assure public safety, adequate police services including proper surveillance and appropriate site access.

Service Elements	Unit	Annual Cost For 150 Units
Salaries	\$ 107.00	\$ 16,002
Benefits	\$ 43.00	\$ 6,398
Service & Supplies	\$ 24.00	\$ 3,650
General & Administrative (Dept.)	\$ 36.00	\$ 5,343
Central Services (Overhead)	\$ 0.00	\$ 58
Totals	<u>\$ 210.00</u>	<u>\$ 31,451</u>

**CITY OF FRESNO  
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AMENDMENT DETAIL**

**DEVELOPMENT DEPARTMENT**

**PARKS, RECREATION & COMMUNITY REVIEW  
TENTATIVE PARCEL MAP  
TENTATIVE TRACT MAP**

The Planning and Development Department routes tentative parcel maps and tentative tract maps to the Parks Department to review for conformance with planting requirements. The City has amended its ordinances to allow for the establishment of monolithic sidewalks requiring street trees to be located in places other than traditional mow strips. This requires the Parks Department to participate in the review of the maps.

Map	Hrly Rate for tasks	Sal/Fringe	Hours	Total
Parcel Map	Parks Planning Coordinator	\$ 31.00	1.00 = \$	31.00
Tract Map	Parks Planning Coordinator	\$ 31.00	4.00 = \$	124.00

# CITY OF FRESNO MASTER FEE SCHEDULE AMENDMENT DETAIL

## DEVELOPMENT DEPARTMENT

### CODE VIOLATION APPEAL FEE

Cost recovery reduces the reliance upon the City's Community Sanitation Fee fund and CDBG Grant funds. Cost recovery also increases enforcement ability and encourages compliance from property owners. It is the goal of this division to increase and enhance revenue through increased collection of fees assessed, fees adjustments and implementation of new fees.

The Code Violation Appeal Fee is a tiered-fee based on residential, multi-residential and commercial units. The fee is a minimal fee and is less than the actual time and cost of appeal packet preparation. Actual cost to prepare an appeal packet is initially approximately \$85 consisting of, but not limited to:

1. File retrieval
2. File review and recap by original inspector
3. File review by supervisor
4. Appeal Packet and briefing for Hearing Officer

The time and costs of the appeal packet preparation is increased for 2 or more units because each unit over two has its own file documentation. Commercial units have their own unique requirements in that property owners and business owners are not usually the same party and verifications and documentation requires additional time and effort. Also note no actual costs for the Hearing Officer or City Attorney consultation is included in the process.

Hrly Rate for tasks	Sal/Fringe	Admin OVH	Hours	Total
Step 1 /Clerical	\$ 23.14	\$ 23.83	0.25	= \$ 11.74
Step 2/Field Staff	\$ 28.80	\$ 29.66	0.75	= \$ 43.85
Step 3/Management	\$ 36.73	\$ 37.83	0.25	= \$ 18.64
Step 4/Clerical	\$ 23.14	\$ 23.83	0.25	= \$ 11.74
				<u>\$ 85.97</u>

# CITY OF FRESNO MASTER FEE SCHEDULE AMENDMENT DETAIL

## DEVELOPMENT DEPARTMENT

### STANDARD HOURLY RATE

Cost recovery reduces the reliance upon the City's Community Sanitation Fee fund and CDBG Grant funds. Cost recovery also increases enforcement ability and encourages compliance from property owners. It is the goal of this division to increase and enhance revenue through increased collection of fees assessed, fees adjustments and implementation of new fees.

The hourly rate is applied on the following fees:

Vacant Building Plan Review Fee  
Hotel/Motel Inspection Fee  
Code Compliance Inspections  
Public Nuisance Enforcement  
Housing Code Enforcement  
Dangerous Building Enforcement  
Zoning Code Enforcement

The hourly rate is based on all components of processing a case that has escalated to the enforcement step, which is after staff has exhausted a first inspection/first contact and preliminary/courtesy notice. The enforcement step consists of:

1. Inspector does an extensive inspection for compliance
2. Clerical staff preparation of citations and/or additional Notice and Order or Notice of Violation correspondence
3. Complete any necessary research
4. Prepare additional written documentation
5. Management staff review said case with inspector
6. Administrative staff prepare on-line and hard copy file documentation.
7. Clerical and accounting staff prepare any and all costs to date and certified mailing.

Hrly Rate for tasks	Sal/Fringe	Admin OVH	Hours	Total
Field Staff	\$ 28.80\$	29.66	1.0 = \$	58.46
Clerical/Account Staff	\$ 23.14\$	23.83	0.3 = \$	14.09
Management	\$ 36.73\$	37.83	0.1 = \$	7.46
Services Aides	\$ 12.52\$	12.90	0.2 = \$	5.08
				<u>\$ 85.09</u>

Hourly Rate is rounded to the nearest dollar

# **CITY OF FRESNO MASTER FEE SCHEDULE AMENDMENT DETAIL**

## **DEVELOPMENT DEPARTMENT**

### **CODE COMPLIANCE INSPECTION FEE**

Cost recovery reduces the reliance upon the City's Community Sanitation Fee fund and CDBG Grant funds. Cost recovery also increases enforcement ability and encourages compliance from property owners. It is the goal of this division to increase and enhance revenue through increased collection of fees assessed, fees adjustments and implementation of new fees.

Code Compliance Inspection Fee is charged to property owners/real estate agents (who are in the process of selling property) that request services for a full inspection to insure additions, remodels, etc., are compliant with building codes. Fee is paid in advance of services provided. Service includes:

1. Research of original building plans
2. Inspection from rooftop to ground
3. Written report
4. Assistance with any necessary permits
5. Re-inspection
6. Permit issuance.

A full inspection generally takes 3 hours at \$85/hr. See DEV-3 for hourly rate cost recovery break down.

# CITY OF FRESNO MASTER FEE SCHEDULE AMENDMENT DETAIL

## DEVELOPMENT DEPARTMENT

### NOTICE AND ORDER FEE

Cost recovery reduces reliance upon the City's Community Sanitation Fee fund and CDBG Grant funds. Cost recovery also increases enforcement ability and encourages compliance from property owners. It is the goal of this division to increase and enhance revenue through increased collection of fees assessed, fee adjustments and implementation of new fees.

Notice and Orders are cases that are larger in scope than violations issued a Notice of Violation. The Notice and Order process allows the division to abate the code violations that the property owner/responsible party is negligent in removing. The division is also able to file documents with the county recorders office. For multi-living units the \$5.00 additional charge per unit is a minimal fee and each unit requires the same inspection and documentation. The additional steps are as follows:

- Full Inspection by inspector
- Written report by inspector
- Fully documented notification to property owner/responsible party
- Ownership documentation (provided by outside authorized agency)
- Clerical preparation of documentation
- Billing for any applicable fees for services to date of notification
- Administrative staff file preparation and documentation
- Certified Mail

Hrly Rate for tasks	Sal/Fringe	Admin OVH	Hours		Total
Step 1/Field Staff	\$ 28.80	\$ 29.66	1.5	= \$	87.69
Step 2/Field Staff	\$ 28.80	\$ 29.66	1.0	= \$	58.46
Step 3/Clerical	\$ 23.14	\$ 23.83	1.0	= \$	46.97
Step 4/Clerical	\$ 23.14	\$ 23.83	0.5	= \$	23.49
Step 5/Clerical	\$ 23.14	\$ 23.83	1.5	= \$	70.46
Step 6/Clerical	\$ 23.14	\$ 23.83	0.5	= \$	23.49
Step 7/Service Aide	\$ 12.52	\$ 12.90	1.0	= \$	25.42
Step 8 /Clerical	\$ 23.14	\$ 23.83	0.25	= \$	11.74
				\$	<u>347.72</u>

Hourly Rate is rounded +/- to the nearest dollar

# CITY OF FRESNO MASTER FEE SCHEDULE AMENDMENT DETAIL

## DEVELOPMENT DEPARTMENT

### NOTICE OF VIOLATION

Cost recovery reduces the reliance upon the City's Community Sanitation Fee fund and CDBG Grant funds. Cost recovery also increases enforcement ability and encourages compliance from property owners. It is the goal of this division to increase and enhance revenue through increased collection of fees assessed, fee adjustments and implementation of new fees.

Notice of Violations do not allow this division to abate. This process does allow for administrative citations and pursuing legal remedies. Notice of Violations processing is very similar to that of a Notice and Order. For multi-living units the \$5.00 additional charger per unit is a minimal fee and each unit requires the same inspection and documentation. The additional steps are as follows:

8. Inspection by inspector
9. Written report by inspector
10. Fully documented notification to property owner/responsible party
11. Ownership documentation (provided by outside authorized agency)
12. Clerical preparation of documentation
13. Billing for applicable fees to date of notification
14. Administrative staff file preparation and documentation
15. Certified Mail

Hrly Rate for tasks	Sal/Fringe	Admin OVH	Hours	Total
Step 1/Field Staff	\$ 28.80	\$ 29.66	1.5	= \$ 87.69
Step 2/Field Staff	\$ 28.80	\$ 29.66	1.0	= \$ 58.46
Step 3/Clerical	\$ 23.14	\$ 23.83	1.0	= \$ 46.97
Step 4/Clerical	\$ 23.14	\$ 23.83	0.5	= \$ 23.49
Step 5/Clerical	\$ 23.14	\$ 23.83	1.5	= \$ 70.46
Step 6/Clerical	\$ 23.14	\$ 23.83	0.5	= \$ 23.49
Step 7/Service Aide	\$ 12.52	\$ 12.90	1.0	= \$ 25.42
Step 8 /Clerical	\$ 23.14	\$ 23.83	0.25	= \$ 11.74
				<u>\$ 347.72</u>

Hourly Rate is rounded +/- to the nearest dollar

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### CODE ENFORCEMENT FEES

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Code Violation Appeal Fee</b>		409
Single Family Residential up to two units	35.00	06/03
Multi-units over two units	55.00	
Commercial	75.00	
<b>Code Citation Penalties</b>		409
1 <sup>st</sup> citation for non-compliance of code violations up to or maximum	200.00 500.00	06/03
2 <sup>nd</sup> citation for non-compliance of code violations up to or maximum	800.00	
3 <sup>rd</sup> citation for non-compliance of code violations up to or maximum		
<b>Collection Agency Recovery Fee</b>	25%	409 06/03
<b>Late Payment Charge</b>	1.5%	409
\$1.00 minimum		06/03
<b>Lien Release Fee</b>		409
Per lien release - County Filing Fee	26.00	06/03
<b>Graffiti Abatement / Vacant Boarded Buildings</b>		
Fees based on actual cost	239.00	
<u>Estimated cost to abate average house</u>		
Personnel - \$107		
Equipment - \$12		
Paint - 10 gal. @ \$12 = \$120		
<b>Hotel/Motel Inspection Fee</b>	85.00	409
Hour, 1-hour minimum		06/03
Large family day care annual inspection	72.00	409
Hour, 1 hour minimum		06/03
<b>Housing Code</b>		409
Inspection/lender requested	85.00	06/03
Hour, 1 hour minimum		
Housing code enforcement	85.00	409
Hour, 1 hour minimum		06/03
Large family day care licensing inspection	72.00	409
Hour, 1 hour minimum		06/03

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]



# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### CODE ENFORCEMENT FEES

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Dangerous Building Ordinance (DBO) & Exterior Building Maintenance Ordinance (EBMO) enforcement Hour, 1 hour minimum	85.00	409 06/03
Code compliance inspection Hourly 1 hour minimum	216.00 85.00	409 06/03
<b>Mobilehome Rent Review</b>		
Rent increase application	50.00	
Plus fee per space	+ 10.00	
Commission Appeal Hearing	200.00	
Plus fee per space	+ 16.00	
<b>Notice and Order</b>		409
1-2 units	347.00	06/03
+ 5.00 per each unit over two units		
<b>Notice of Violation</b>		409
2 units	347.00	06/03
+ 5.00 per each unit over two units		
<b>Public Nuisance Enforcement</b>		409
Hour, 1-hour minimum	85.00	06/03
<b>Sign Storage Fee</b>		
0 to 4 square feet / per sign	5.00	
4 to 16 square feet / per sign	20.00	
Over 16 square feet / per sign	50.00	
<b>Tire Disposal Service</b>		
(Tires with wheels will be charged triple the amount)	1.00	
Automobile/light pickup truck tires	5.00	
Large truck tires	8.00	
Tractor tires		
<b>Vacant Building Plan - Review Fee</b>	85.00	409
Hour, 1-hour minimum		06/03
<b>Weed Abatement Enforcement Penalty</b>		
Actual cost plus enforcement penalty per abatement (penalty to be determined by department director within specified range)	100% + 500.00 with maximum of 1,500.00	
<b>Zoning Code Enforcement</b>	85.00	409
Hour, 1-hour minimum		06/03

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### GENERAL DEVELOPMENT FEES

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Noticing Subscription Fee</b> (per Council District)		
Per year	36.00	
<b>Planning Commission Material</b>		
Agenda per month	6.15	
Agenda kit per month	14.25	
Minutes per month	6.15	
Re-recording on applicant's machine		
Hour or portion	14.25	
<b>Planning Reports and Publications</b>		
Annual Statistical Abstract	22.50	
General Plan	25.50	
Update of Community Plan	25.50	
Other Community Plan	9.20	
Plan Texts (photocopy) *		
0 to 100 pages	10.00	
101 to 200 pages	20.00	
201 to 300 pages	30.00	
301 to 400 pages	40.00	
401 to 500 pages	50.00	
501 to 600 pages	60.00	
Specific Plan	9.20	
Special and other publications	To be	
	established by	
	Director	

\* Fees established by Development Director – 11/2/99

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### GENERAL DEVELOPMENT FEES

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Public Records (excluding subpoenaed records)</b>		
Plan Maps (GIS) *		
55" x 30"/each	30.00	
42" x 36"/each	25.00	
36" x 36"/each	20.00	
21" x 18"/each	10.00	
11" x 17"/each	7.00	
8.5" x 11"/each	5.00	
Large Format Photocopy Prints:		
24" width roll stock/*	.45	
30" width roll stock/*	.50	
36" width roll stock/*	.60	
42" width roll stock/*	.65	
8 ½ x 11 cut stock / per print	3.50	
8 ½ x 14 cut stock / per print	3.50	
11 x 17 cut stock / per print	4.50	
17 x 22 cut stock / per print	6.00	
18 x 26 cut stock / per print	6.00	
* Per ft/print plus \$6.00 set-up charge for each roll width; unit length shall be rounded up to the next whole ft. (Cost for print patches shall be based on the size of the tracing; cost for print sizes not listed above shall be determined by the Director.)		
Prints sent out to private vendors		
Cost + handling charge	100% + 19.50	

\* Fees established by Development Director – 11/2/99

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### BUILDING PERMITS - MINOR ADDITIONS, ALTERATIONS

- Fee reductions are available for encouragement of "Inner City", "Inner City-Highway City", "Inner City-Pinedale" and "Inner City-Herndon Townsite" (indicated by "IC", "IC-H", "IC-P" and "IC-HT" in the "Acct." column). Please refer to page 8-1 for definition of "IC", "IC-H", "IC-P" and "IC-HT" designations (330th, 11/29/96).
- At the discretion of the Development Director, fee rates may be adjusted, when special circumstances are found to exist, to reflect the actual cost of processing.

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Appeals</b>		
Applications for:		
Building Commission	108.00	
Joint Advisory and Appeals Board	108.00	
<b>Bluff Preservation Soils Report Review</b>		
Initial tract review / per report	135.00	
Individual lot review at time of building permit / per lot	37.00	
<b>Building Permit</b>		
(Based on total valuation of improvements)		
\$1 to \$1,500 / per permit	56.73	
\$1,501 to \$2,000		
Each \$100 or fraction over \$1,500	56.73 + 3.46	
\$2,001 to \$25,000		
Each \$1,000 or fraction over \$2,000	74.00 + 14.70	
\$25,001 to \$50,000		
Each \$1,000 or fraction over \$25,000	412.10 + 11.00	
\$50,001 to \$100,000		
Each \$1,000 or fraction over \$50,000	688.00 + 7.50	
\$100,001 to \$500,000		
Each \$1,000 or fraction over \$100,000	1,063.00 + 4.20	
\$500,001 and over		
Each \$1,000 or fraction over \$500,000	2,744.00 + 2.63	
<b>Building Permit Plan Check*</b>		
Building Permit fee	85%	
Minimum	43.00	

\* Alterations and additions to single-family residences of \$1,000 or less are exempt.

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### BUILDING PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Building Permit Renewal of Expired Permit</b>		
Standard	25%	
Minimum	24.00	
Plan Check Renewal		
Standard	25%	
Minimum	24.00	
Express Plan Check / each check	145.00	
<b>Building Permit Seismic Instrumentation Fee</b>	As set by State law	
<b>Building Permit Surcharge</b>		
Energy Plan Check		
Residential, single-family/duplex (per unit)	45.00	
Commercial, industrial, multifamily residential / each	225.00	
<b>Demolition</b>		
Carport	26.50	
Dwelling, single-family or duplex	26.50	
Garage	26.50	
Patio	26.50	
Other occupancies	73.00	
<b>Fire Sprinkler, Other Fire Protection Systems, Plan Checks, and Permit Fees</b>	See Fire Dept Fees	
<b>Grading Permit*</b>		
Fees are charged on a per permit basis.		
Bond Requirement:		
50 cubic yards or less	As determined by Building	
51 to 100 cubic yards	Official	
101 to 1,000 cubic yards		
1,001 to 10,000 cubic yards		32.57
10,001 to 100,000 cubic yards		131.32
Over 100,000		
Each 100 or fraction over 100	131.32 + 59.886	
Each 1,000 or fraction over 1,000	670.29 + 53.582	
Each 10,000 or fraction over 10,000	1,152.53 + 210.125	
Each 10,000 or fraction over 100,000	3,043.66 + 105.063	

\* Grading permit fees will be reduced by 50 percent for the inner-city areas.

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### BUILDING PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
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#### Grading Plan Check Review

Fees are charged on a per plan basis, unless otherwise noted.

50 cubic yards or less		
51 to 100 cubic yards		
101 to 1,000 cubic yards	55.66	
1,001 to 10,000 cubic yards	88.25	
10,001 to 100,000 cubic yards	131.32	
100,001 to 200,000 cubic yards	174.40	
Over 200,000 cubic yards		
Ea. 10,000 or fraction over 10,001	174.40 + 86.15	
Ea. 10,000 or fraction over 100,001	949.75 + 52.53	
Ea. 10,000 or fraction over 200,000	1,475.05 + 26.27	

#### Tract and Parcel Maps

Map	Fee + 2.75
Lot	

<b>Handicapped Plan Check</b>	57.00
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(except single-family/duplex)

#### Inspections/Consulting Services--Special

Services requested by applicant shall be over and above regular permit fees.

During regular business hours.	
Hour, 1-hour minimum	2 x hrly rate*
Other than regular business hours (except Sundays and holidays)	
Hour, 2-hour minimum	2.5 x hrly rate*
Addendum to approved building construction plans	
Minimum	45.00
Inspection or consulting service not otherwise listed	
Minimum	45.00

\* Hourly rate of each employee (includes fringe); plus actual extraordinary expenses.

#### Noise Plan Check

Each/min plus hourly--complex project	90.00
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#### Occupancy\*

Certificate of Occupancy for building and use of structure	25.00
Change of occupancy / per application	800.00
Change of occupancy (Fire) / per application	235.00

\* For inner city area bounded by Shields, West, California, and Chestnut Avenues, including both sides of these boundary streets, fee will be reduced by 50 percent.

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### BUILDING PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Paving Permit</b>		
New Construction / Each	62.00	
Paving Replacement		
0 to 1 acre / per acre	220.00	
More than 1 acre / per acre	220.00 + .94	
<b>Penalty</b>		
Incorrect address/location given by applicant / per trip)	45.00	
Premature inspection all (work not ready) / per trip	45.00	
Reinspection other than entitled calls / per trip	62.00	
Working without required permit / per permit fee	4 times (max.)	
<b>Relocation/Moving of Building</b>		
Application for permit (includes special inspection)		
Mile or fraction outside city limits after first mile	450.00 + 2.90	
Bond handling fee / per bond	90.00	
Bond Requirements		
Performance bond-owner	Determined by Director	
Building permit	See Building Permits	
Notice of Intent to Relocate		
Gas shut-off	Set by P.G.& E.	
Notice of Intent to Relocate		
Water shut-off		
Plumbing permit, sewer cap or septic tank		
Each/minimum	45.00	
Street use/housemoving	54.00	
No-fee written approval any or all		
City General Services Department		
City Fire Department		
City Parks and Recreation		
City Police Department		
City Traffic Engineer		
County Engineering Department		
Pacific Telephone		
<b>Renewal of Expired Permit</b>		
Standard Fee	25%	
Minimum	21.00	

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]



# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### BUILDING PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Reroofing Permit</b>		
Based on valuation:		
\$1.00 to \$1,500.00		
Minimum	34.68	
\$1,501.00 to \$2,000.00		
Each \$100 or fraction over \$1,500	34.68 + 2.31	
\$2,001.00 to \$25,000.00		
Each \$1,000 or fraction over \$2,000	46.20 + 11.55	
\$25,001.00 to \$50,000.00		
Each \$1,000 or fraction over \$25,000	311.85 + 6.95	
\$50,001.00 to \$71,000.00		
Each \$1,000 or fraction over \$50,000	485.50 + 4.62	
\$71,001.00 and over		
Maximum	580.00	
Plan check		
Single family/duplex / per permit	18.00	
Other uses / per permit	73.00	
<b>Seismic Fee (Strong--Motion Instrumentation and Seismic Hazard Mapping Fee)</b>	Seismic motion fees are established by the Department of Conservation, State of California, and are subject to periodic change	
<b>Sewer Cap Plumbing Permit</b>		
Minimum	45.00	
<b>Signs</b>		
Minimum (non-electric)	63.00	
Minimum (electric)	105.00	
Banner permit / per permit	42.00	
Zoning review	See Land Use, Zoning Section	
<b>Tent Permit and Inspection</b>		
Per application	90.00	
<b>Workers' Compensation Insurance Verification</b>	7.40	

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### ELECTRICAL PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Addendum to Approved Building Construction Plans</b>		
Minimum	45.00	
<b>Appeals</b>		
Applications for Building Commission, Joint Advisory, and Appeals Board	See Building Permits	
<b>Appliances, Cooking and Home</b>		
Commercial / per appliance	39.00	
Residential / per appliance	13.50	
<b>Branch Circuits*</b>		
1 to 16 / per circuit	24.20	
17 to 42 / per circuit	43.00	
<b>Electrical Permit</b>		
Filing fee plus the inspection fees listed for repair, service, or installation for each fixture, device, or piece of equipment, plus Plan Check Fee, if applicable		
Filing Fee		
Except by telephone / per application	20.00	
Telephone/FAX / per application	30.50	
<b>Electrical Plan Check</b>		
New construction or alteration or additions to buildings whose value exceeds 50% of replacement (single-family and duplex exempt)		
Electrical permit fee	75%	
Minimum	52.00	
<b>Electrode Grounding System</b>	39.00	
<b>Fire Alarm System Plan Check and Permit Fee</b>	See Fire Dept Fees	
<b>Fixtures, Commercial/Existing Residential*</b>		
First 10 or portion	24.20	
Fixture over 10	24.20 + 1.75	
	ea. outlet over	10
Fixture on Pole / per fixture	18.00	
<b>Generator</b>		
Not more than 10 kw	70.75	
11 through 50 kw	138.00	
51 and more kw	231.00	

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### ELECTRICAL PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
* For residential branch circuits adding no more than 10 outlets and/or fixtures, no outlet or fixture fees will be added.		
<b>Heaters, Water</b>		
Commercial / each	39.00	
Residential / each	13.50	
<b>Inspection Fee Minimum</b>		
Per permit	21.00	
<b>Inspections/Consulting Services -- Special</b>		
Services requested by applicant shall be over and above regular permit fees.		
During regular business hours		
Hour, 1-hour minimum*	2 x hrly rate*	
Other than regular business hours (except Sundays and holidays)		
Hour, 2-hour minimum*	2.5 x hrly rate*	
Inspection or consulting service not otherwise listed		
Minimum	45.00	
* Hourly rate includes fringe of each employee, plus actual extraordinary expenses.		
<b>Irrigation Time Clock/Valves, Commercial*</b>		
Per system	26.30	
<b>Miscellaneous</b>		
Beverage or ice cream cabinet / each	13.50	
Deep-freeze box / each	13.50	
Dental unit / each	30.50	
Drinking fountain / each	13.50	
Meat case, self-contained / each	24.20	
Showcase with lights / each	13.50	
Sterilizer / each	24.20	
Vegetable case, self-contained / each	24.20	
Welder, transformer type / each	30.50	
X-ray machine / each	30.50	
X-ray outlet / each	18.00	
Power ducts, buss ducts for each 50 amp capacity / each	3.70	
Timeclock / each	18.00	
* For residential systems, see sprinkler system, serving single-family residence, plumbing and electrical combination permit in Section 7d-2, and 9a-2.		

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### ELECTRICAL PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Motors</b>		
0 to 1 horsepower (hp) / each	12.50	
1.1 to 5 hp / each	24.20	
5.1 to 30 hp / each	33.00	
30.1 to 50 hp / each	49.00	
Over 50 hp / each	83.00	
<b>Outlets -- Commercial/Existing Residential*</b>		
First 10 or portion	24.20	
Over 10 outlets	24.20 + 1.75 ea. outlet	
<b>Penalty</b>	See Building Permits	
<b>Pole, Temporary Pole Permit</b>		
Construction Services / each	71.00	
<b>Service Installation</b>		
Including one meter, 600 volts or less		
0 to 100 amps / each	18.00	
101 to 200 amps / each	24.20	
201 to 400 amps / each	77.00	
401 to 600 amps / each	123.00	
601 to 1,200 amps / each	159.00	
Over 1,200 amps / each	235.00	
Additional meter / each	13.60	
Over 600 volts / each	280.00	
<b>Signs and High Potential Gas Tube Lighting</b>		
Altering or changing wiring in or on existing sign / each	26.30	
<b>Switchboards</b> (other than service sections)		
600 volts or less / each additional section	118.00 + 71.00	
Over 600 volts / each additional section	235.00 + 90.00	
<b>Transformers</b>		
1 to 15 kilovolt amperes (kva) / each	30.50	
15.1 to 100 kva / each additional section	105.00	
Over 100 kva / each	165.00	
<b>Wire Units, Factory</b>		
Self-contained, not mentioned elsewhere / each	46.00	

***All fees effective 07/01/03 unless otherwise noted***

***MFS Amendment #409 (June 2003)*** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### ELECTRICAL PERMITS - MINOR ADDITIONS, ALTERATIONS

#### Fee Description & Unit/Time

#### Current

#### Amnd

\* For residential work involving new branch circuits adding no more than 10 outlets and/or fixtures, no outlet or fixture fees will added.

### MECHANICAL PERMIT - MINOR ADDITIONS, ALTERATIONS

#### Fee Description & Unit/Time

#### Current

#### Amnd

#### **Abatement**

Woodburning appliance installed without permit

See Building Permits

#### **Absorption Unit/Chiller**

37.00

#### **Addendum to Approved Construction Plans - Minimum**

45.00

#### **Appeals**

Applications for Building Commission, Joint Advisory, and Appeals Board

See Building Permits

#### **Boiler/Compressor**

37.00

#### **Fireplace, Metal**

37.00

#### **Heating and/or Cooling**

Equipment with ductwork:

Commercial / each

22.00

Single-family Residential / each

18.00

Multiple Residential / each

26.30

Equipment without ductwork

Commercial

1 to 7-1/2 tons or 250,000 BTU / each

12.50

> 7-1/2 to 15 tons or 400,000 BTU each

20.00

Over 15 tons or 400,000 BTU / each

33.00

Residential (except suspended or radiant) / each

12.50

Suspended or radiant / each

19.00

Window units / each

7.40

Cooling tower / each

22.00

Ductwork

Less than 7-1/2 tons or 0-3,000 CFM / per unit

12.50

> 7-1/2 to 15 tons or 3,001 to 6,000 CFM / per unit

19.00

Over 15 tons or 6,000 CFM / per unit

26.50

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### MECHANICAL PERMIT - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Inspections/Consulting Services -- Special</b>		
Services requested by applicant shall be over and above regular permit fees.		
During regular business hours		
Hour, 1-hour minimum*	2 x hrly rate*	
Other than regular business hours		
Hour, 2-hour minimum*	2.5 x hrly rate*	
Inspection or consulting service not otherwise listed		
Minimum	45.00	
* Hourly rate includes fringe of each employee; plus actual extraordinary expenses.		
<b>Mechanical Permit</b>		
Filing fee plus the inspection fees listed for repair, service, or installation for each fixture, device, or piece of equipment, plus Plan Check Fee, if applicable		
Filing Fee		
Except by telephone / per application	20.00	
Telephone/FAX / per application	30.50	
<b>Mechanical Plan Check</b> (single-family and duplex exempt)		
New, alteration, or addition when value exceeds 50% of replacement cost		
Mechanical Permit fee	100%	
Minimum	52.00	
<b>Minimum Permit Fee</b>		
Per permit	21.00	
<b>Other</b>		
Appliance or piece of mechanical equipment not listed elsewhere	7.40	
<b>Penalty</b>	See Building Permits	
<b>Refrigeration Unit</b>		
Cold box fan coil unit / each	12.50	
<b>Renewal of Expired Permit</b>		
Standard Fee	25%	
Minimum	26.50	

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### MECHANICAL PERMIT - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Vent/Ventilation System</b> (installation, relocation, or replacement)		
Appliance vent / each	7.40	
Bathroom Exhaust Fan / per system	7.40	
Commercial Hood		
Grease Type I / per system	78.00	
Heat/Moisture Type II / per system	35.00	
Dryer vent / per system	7.40	
Flue vent / each	12.50	
Gravity vent / per system	7.40	
Kitchen area vent / per system	7.40	
Other exhaust system		
With ductwork / per system	12.50	
Without ductwork / per system	7.40	

### PLUMBING PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Addendum to Approved Construction Plans</b>		
Minimum	45.00	
<b>Appeals</b>		
Applications for Building Commission, Joint Advisory, and Appeals Board	See Building Permits	
<b>Backflow Device on a Tank, Vat, or Unprotected Plumbing Fixture</b> (including necessary water piping)	11.50	
<b>Fire Protection Appliances</b>	See Fire Dept Fees	
<b>Fixture</b> (set of fixtures on one trap, including a water drainage piping and backflow protection thereof)	9.50	
<b>Flammable Liquid Storage Tank</b>		
Above ground	See Fire Dept Fees	
Underground piping system tank / each	93.00	
Based on valuation	See Building Permits	
<b>Gas Outlets</b>		
Each	3.20	
Minimum	9.50	
<b>Heater, Water</b>	9.50	

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### PLUMBING PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Inspections/Consulting Services -- Special</b>		
Services requested by applicant shall be over and above regular permit fees.		
During regular business hours		
Hour, 1-hour minimum	2 x hrly rate*	
Other than regular business hours (except Sundays and holidays)		
Hour, 2-hour minimum	2.5 x hrly rate*	
Inspection or consulting service not otherwise listed		
Minimum	45.00	
* Hourly rate includes fringe of each employee, plus actual extraordinary expenses.		
<b>Interceptor</b>	9.50	
Industrial waste pretreatment (including trap and vent, excepting kitchen-type grease and interceptors functioning as fixture traps)		
<b>Medical Gas System</b>		
Doctor's office / each	78.00	
Hospital	78.00	
Each manifold outlet over 10	+ 2.10	
<b>Other</b> , repair or installation of each plumbing fixture device or equipment requiring gas, water, or waste regulation for which no other fee is listed in this schedule	9.50	
<b>Penalty</b>	See Building Permits	
<b>Permit Fee Minimum</b>		
Per permit	21.00	
<b>Piping</b>		
Gas piping system / per outlet	3.20	
Water piping/water treatment equipment installation, alteration, or repair / each	9.50	
Roof drain / each	11.50	
Minimum / per system	15.90	

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]



# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### PLUMBING PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Plumbing Permit</b>		
Filing fee plus the inspection fees listed for repair, service, or installation for each fixture, device, or piece of equipment, plus Plan Check Fee, if applicable.		
Filing Fee		
Except by telephone / per application	20.00	
Telephone/FAX / per application	30.50	
<b>Plumbing Plan Check</b>		
New buildings, alterations, or additions whose value exceeds 50% of replacement cost (single-family and duplex exempt)		
Permit fee	28%	
Minimum	52.00	
<b>Pre-sewer/Water Inspection</b>		
Per site inspection	120.00	
<b>Renewal of Expired Permit</b>		
Standard fee	25%	
Minimum	26.50	
<b>Sewage Disposal System, Private</b>	44.00	
<b>Sewer Construction, Extension/Repair</b>	30.50	
<b>Sewer Overflow Abatement</b>		
2-hour minimum fee	120.00	
Each hour over 2 hours	58.00 +	Contractor cost
<b>Sewer, Private</b>		
On-site private sewer mains or laterals, 6-inch diameter or larger	.95	
Per Linear Foot	61.50	
Manhole/on-site / each		
<b>Sprinkler System*</b>		
Automatic, serving single-family residence	26.50	
* Includes plumbing and electrical permit fee for single-family residential sprinkler system only.		
<b>Sprinkler Valve</b>		
Manual or automatic lawn sprinkler valve serving other than single-family		
1 to 5 valves	24.00	
Each valve over 5	24.00 + 5.75	

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### PLUMBING PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Storm Drain, On-Site</b> 6 inches or larger / per linear foot	.95	
<b>Trap</b> , plumbing trap, including water drainage, piping, and backflow protection thereof	9.50	
<b>Vacuum Breakers</b> , on a tank, vat, or unprotected plumbing fixture, including necessary water piping	11.50	
<b>Waste, Indirect</b> , including water drainage, piping, and backflow protection	9.50	
<b>Water Main/Lateral On-Site</b> 4-inch diameter or larger / per linear foot	.95	

# CITY OF FRESNO

## MASTER FEE SCHEDULE

### DEVELOPMENT FEES

#### LAND USE, ZONING, AND LAND DIVISION

- The Planning and Development Director may authorize absorption of certain fees noted with an "SS" pursuant to the 311th Amendment to the Master Fee Schedule (Resolution No. 94-268, 11/94) and Council Resolution 95-315 (11/28/95) to encourage small subdivisions on infill parcels.
- Unless otherwise determined by the Planning and Development Director, fees shall be required for the filing of any application under the zoning ordinance by a governmental agency or a public entity including a city, county, school district, or other special district.
- Fee reductions are available for encouragement of "inner city" projects in the area described below (indicated by "IC", "IC-H", "IC-P" and "IC-HT" in "Acct" column) (314th and 330th Amendment, 12/06/94 and 11/29/96, respectively).  
Exception: Inner City fee reductions shall not apply to any Alcoholic Beverage Conditional Use Permit (ABCUP) or to applications where uses would contain 3 or more pool tables and or billiard tables (327th Amendment, Resolution No. 96-100, 05/07/96).
- A single review fee for traffic and fire will be charged for multiple concurrent applications.
- All application fees do not include environmental assessments (except Plan Amendments).

#### Inner City Areas

- IC INNER CITY shall mean the 21 square mile area within the following described boundary: beginning at the intersection of the centerlines of East Shields Avenue and North Chestnut Avenue; thence south along the centerline of Chestnut Avenue to the intersection with the centerline of East California Avenue; thence west along the centerline of California Avenue and projections of said California Avenue to the intersection with the centerline of South West Avenue; thence north along the centerline of West Avenue and projections of said West Avenue to the intersection with the centerline of State Highway 99; thence northwesterly along the centerline of State Highway 99 to the intersection with the centerline of West Shields Avenue; thence east along the centerline of Shields Avenue to the point of beginning. All parcels lying outside the INNER CITY boundary with a legal address on the boundary streets are considered to be within the INNER CITY boundary.
- IC-H INNER CITY-HIGHWAY CITY shall mean the 640 acre area circumscribed by a boundary described as beginning at the intersection of North Hayes Avenue and West Shaw Avenue; thence south along the center line of North Hayes Avenue to the intersection of North Hayes Avenue and West Gettysburg Avenue; thence east along the center line of the extension of the West Gettysburg Avenue alignment to the intersection of that alignment to the center line of Golden State Boulevard; thence northwesterly along the center line of Golden State Boulevard to the intersection of Golden State Boulevard and the center line of the Herndon Canal; thence southwesterly along the center line and the projection of the Herndon Canal to the intersection of said projection and the center line of West Shaw Avenue; thence west to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the boundary. Fee reductions apply to residential uses only.

# CITY OF FRESNO

## MASTER FEE SCHEDULE

### DEVELOPMENT FEES

#### LAND USE, ZONING, AND LAND DIVISION

- IC-P INNER CITY-PINEDALE shall mean the 698 more or less acre area circumscribed by a boundary beginning at the intersection of North Fresno Street and East Alluvial Avenue; thence west along the westerly projection of the center line of East Alluvial Avenue and West Alluvial Avenue to the intersection of West Alluvial Avenue and North Ingram Avenue; thence north along the center line of North Ingram Avenue to the intersection of North Ingram Avenue and West Nees Avenue; thence west along the center line West Nees Avenue to the intersection of the extension of West Nees Avenue and the San Joaquin Canal; thence southwesterly along the center line of said canal to the intersection of the San Joaquin Canal and the northerly prolongation of the center line of North Harrison Avenue; thence south along the prolongation of the center line of North Harrison Avenue to the intersection of North Harrison Avenue and the easterly projection of the north line of lot 42 of San Joaquin Heights; thence westerly along said projection of the north line of lot 42 and along the north line of lots 42 to 33, inclusive, and the westerly projection of the north lot line of lot 33 of San Joaquin Heights to the intersection of the center line of North Thorne Avenue and the westerly projection of lot 33 of San Joaquin Heights; thence south along the centerline of North Thorne Avenue to the intersection of North Thorne Avenue and West Herndon Expressway; thence east along the center line of West Herndon Expressway and East Herndon Expressway to the intersection of East Herndon Expressway and North Fresno Street; thence north along the center line of North Fresno Street to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the area. Fee reductions apply to residential uses only.
- IC-HT INNER CITY-HERNDON TOWNSITE shall mean the 27 acre area circumscribed by a boundary described as beginning at the intersection of the centerline of West Elgin Avenue and the north rights of way line the Southern Pacific Railroad; thence northwesterly along said north rights of way line of the Southern Pacific Railroad to the intersection with the north boundary of the Town of Herndon (Miscellaneous Maps, Book 1, Page 27, Fresno County Records); thence easterly along said north boundary of the Town of Herndon, the north boundary of Herndon Park (Plat Book 12, Page 87, Fresno County Records) and the projection of said north boundary of Herndon Park to the intersection with the centerline of West Elgin Avenue; thence southwesterly along said centerline of West Elgin Avenue to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the area. Fee reductions apply to residential uses only.
- At the discretion of the Development Director, fee rates may be adjusted when special circumstances are found to exist to reflect the actual cost of processing (326 Amendment, 05/07/96).

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### LAND USE, ZONING, AND LAND DIVISION

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Address Change</b>		
Minor / per request	50.00	
Major / per request	100.00	
<b>Annexation Application Fee</b>	3300.00	409
LAFCO fees must be paid by applicant		06/03
<b>Bond/Performance and Surety</b>		
Processing, handling, and release / per request	115.00	
Surety bond, house mover		
Minimum bond	2,000.00	
<b>City Attorney Development-Related Special Services</b>		
City Attorney Special Services—Extraordinary, nonsecurity method, covenant, zoning and other land use inquiry, and miscellaneous legal services not covered by other fees—on request of applicant or owner subject to availability of staff		
During regular business hours	2 x billable or	
Hour, 1-hour minimum*	hrly rate*	
Other than regular business hours (except Sundays and Holidays)	2.5 x billable	
Hour, 1-hour minimum*	or hrly rate*	

\* Billable rate or hourly rate includes fringe of each employee, plus actual expenses.

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### LAND USE, ZONING, AND LAND DIVISION

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Conditional Use Permit (CUP)</b>		409
All CUP Fees will be reduced by 50 percent for the inner-City areas/except for ABCUPs and uses with pool or billiard tables.		06/03
Application:		
Under 1 net acre / per application	4,190.00	
1 to 5 net acres / per application	6,230.00	
Over 5 net acres	6,230.00 +	
Application + each acre over 5 acres	74.00	
Maximum	7,880.00	
Mid-rise/high-rise buildings:		
Up to 5 net acres / per application	12,610.00	
Over 5 net acres	12,610.00 +	
Application + each acre over 5 acres	170.00	
Maximum	15,760.00	
Fire Department Plan Review		
Application	97.00	
Police Department Review/per application (exclude senior citizen functions)	210.00	409 06/03
Traffic Engineering Division		
Application	91.00	
Amendment to approved CUP		409
Minor / per application	2,840.00	06/03
Major / per application	4,100.00	
Revised exhibit (major) / per request	840.00	
Revised exhibit (minor) / per request	160.00 +	
Plus hourly consulting fee as required (2 hour allowance)		

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### LAND USE, ZONING, AND LAND DIVISION

#### Fee Description & Unit/Time

#### Current

#### Amnd

#### **Special use CUP** (fees based on per application)

Accessory living quarters for family members, R-1 zone	2,630.00	
Reapplication fee for subsequent owners	420.00	
Asterisked use	2,630.00	
Fences on a single-family reversed corner lot	370.00	
Large-family day-care home (FMC 12-306-N-42)	370.00	
Secondhand store, C-5	3,680.00	
Adult day-care/residential support facility	2,630.00	
Thrift shop	2,630.00	
Billboard/off-site subdivision signs	1,580.00	

Refund for special use CUP (if no appeal is filed) - fees based on per application

Accessory living quarters	660.00	
Fences on a single-family reversed corner lot	175.00	
Secondhand store, C-5	660.00	
Adult day-care/residential support facility	730.00	
Thrift shop	665.00	

#### **Covenants**

Preparation and recording		
Minor / per covenant	250.00	
Standard / per covenant	520.00	
Major / per covenant	940.00	

#### Revision of Covenants

Minor/Standard / per covenant	110.00	
Major / per covenant	360.00	

#### Release of covenant

Standard / per covenant	County fee + 370.00	
Major / per covenant	County fee + 640.00	
Minor/Fee covenant / per release	County fee + 74.00	

County recordation fee / per document

Current rate

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### LAND USE, ZONING, AND LAND DIVISION

#### Fee Description & Unit/Time

#### Current

#### Amnd

#### **Special Agreements**

Special Developments	
Simple Residential Deferral / per agreement	285.00
Standard / per agreement	640.00
Major / per agreement	1,710.00
Early Construction (Sewer, Water, Streets) / per agreement	450.00
Early Issuance of Building Permit / per agreement	640.00
Revision of Agreement	
Standard / per agreement	110.00
Major / per agreement	360.00
Assumption Agreement / per agreement	1,010.00
Substitution of Securities / per agreement	390.00

#### **Deviation Application**

Minor Deviation / per application	320.00
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#### **Director's Classification**

Per application	790.00
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#### **Director's Review Utility Towers**

Per application	2,100.00
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#### **Draw-Down Account Administrative Fee**

Annual fee per account	105.00
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#### **Encroachment**

Public right-of-way	See Street Work Fees
Public utility easement / per application	420.00
Rear yard encroachment	See Site Plan Review Fees

#### **Environmental Assessment**

NOTE: Development Department Environmental Assessment fees shown with an asterisk (\*) will be included in the flat fee for entitlement for inner-City areas.

Categorical Exemption / per application	520.00*
Private Projects (0 to 5 acres)	1,210.00*
City filing fee / application + filing fees	25.50
County filing fee / application + filing fees	25.00
Private Projects (5 acres or more)	
City filing fee / application + filing fees	2,050.00*
County filing fee / application + filing fees	25.50

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]



# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### LAND USE, ZONING, AND LAND DIVISION

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Fire Department Review Private Project / per application	43.00SS	
Police Department Review/per application (exclude senior citizen functions)	210.00	409 06/03
Traffic Engineering Review Private Project / per application	91.00SS	
Tentative Parcel Map (no other entitlements) Application + filing fees	210.00	
Tentative Tract Map (no other entitlements) City filing fee / application + filing fees	690.00*SS 25.50	
County filing fee / application + filing fees	25.00	
Traffic Engineering Review Tentative Parcel and Tract Maps Per application	91.00SS	
Fish and Game Assessment (for applicable projects) Payable to: State of California / per application	1,250.00	
<b>Environmental Impact Report (EIR)</b>		
Analysis of EIR for private projects		
Minor		
Request + filing fees	15,760.00	
Major		
Request + filing fees	22,140.00	
City filing fee	25.50	
County filing fee	25.00	
Fish and Game Assessment for EIRs Payable to: State of California	850.00	
<b>Environmental Charges</b>		
Non-entitlement public projects (fees based on per Project)		
Exemption	640.00	
Negative declaration	2,940.00	
Mitigated negative declaration	5,460.00	
Mitigated negative declaration with special studies (noise, traffic water, etc.)	5,360.00 +	
	staff time and	direct costs
<b>Flood Control</b>		
Appeal / per application	365.00	
Deferment of fees / per application	110.00	

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### LAND USE, ZONING, AND LAND DIVISION

Drainage fees of the Fresno Metropolitan Flood Control District (FMC 13-13)	See Exhibit "B"	408 04/03
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<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
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**Landscape Maintenance District No. 1 and Community Facilities**

**District #2**

Plan review / each	176.00	
Field inspection / each	305.00	
Reinspection / per hour	29.00	

**Landscaping Ordinance 88-38**

Site plan review / each	53.00	
Landscape plan review / each	176.00	
Field inspection / each	305.00	
Reinspection / per hour	29.00	

**Median Island Landscaping Fee**

Per square foot	9.96	
Bullard Community Plan		
Fresno Community Plan		
Edison Community Plan		
Roosevelt Community Plan		
McLane Community Plan		
Hoover Community Plan		
Woodward Community Plan		

**Official Plan Line -- Director's Determination**

Planning / each	Time and Materials (does not include environmental or engineering costs)	409 06/03
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**Official Plan Line -- Director's Determination**

Planning / each	Time and Materials (does not include environmental or engineering costs)	409 06/03
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**Plan Amendment**

NOTE: Plan Amendment fees shown with an asterisk (\*) will be modified to a flat \$1060 fee for inner-City areas. Amendments to redevelopment projects not included.

1 acre or less	5,000.00*	
Over 1 to 5 acres	7,500.00*	
Over 5 to 10 acres	10,000.00*	
Over 10 acres	12,500.00*	

Traffic Engineering review Per Proposal	163.00	
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***All fees effective 07/01/03 unless otherwise noted***

***MFS Amendment #409 (June 2003)*** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### LAND USE, ZONING, AND LAND DIVISION

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Planned Community Development Preliminary Application</b> (includes project conference, EIR, and review for acceptability for processing)		
160 acres	97,000.00	
Each additional 80 acres or fraction over 160 acres	+ 3,960.00	
<b>Formal Application</b> (includes public hearings and development agreement preparation)		
160 acres	80,500.00	
Each additional 40 acres or fraction over 160 acres	+ 3,370.00	
<b>Precise Plans of Design</b> (includes site plan review)		
Less than 1 acre	4,190.00	
1 to 5 acres	6,230.00	
Over 5 acres	6,230.00 + 74.00	
<b>Planning Commission</b>		
Special Meeting at request of applicant / per request	1,060.00	
Continuation of scheduled item	See Extension of Time Fees	
<b>Private Irrigation Line Maintenance</b>		
Per linear foot	5.00	
<b>Rezoning*</b>		409
NOTE: Application Fees for all districts will be modified to a flat fee of \$520 for inner-City areas.		06/03
Application for single-family residential district (R-1, R-1-C, R-1-B, R-1-A, R-1-AH, R-A, Open Conservation and Exclusive Agricultural Districts) - per application		
Modifications to zoning conditions	2,100.00SS	
Under 1 acre	5,990.00SS	
Over 1 acre	7,460.00SS	
* When applications for a plan amendment and a rezoning are concurrently processed for the same property, the rezoning application fee shall be \$2,000.		
Fire Prevention fee		
Per application	22.00SS	

**All fees effective 07/01/03 unless otherwise noted**  
**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### LAND USE, ZONING, AND LAND DIVISION

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Application for all other districts		409
Modifications to zoning conditions		06/03
Under 1 acre	2,100.00	
1 to 5 acres	5,990.00	
Over 5 acres	7,460.00 +	
Each acre over 5 acres	74.00/acre	
Maximum	10,510.00	
Refund (historic site, meeting required, approved by director)	Application	
Per application	fee -1,110.00	
Non-conformance (when applicant chooses not to file a plan amendment nor amend the application)	Application	
	fee -1,110.00	
Traffic Engineering review		409
Rezone, all other districts / per application	110.00	06/03
Rezone, single family / per application	110.00SS	
Reinitiation by Council (at request of applicant on matter denied by Planning Commission) / per application	4,880.00	
Resubmittal of identical application / per application	4,880.00	
<b>Refunds, Handling Charge</b>		
Additional handling fee		
City-wide handling fee + dev fee	71.00	
Handling Fee	10.00	
<b>Response to Inquiries--Written</b>	*160.00 + hourly consulting fee as	
All inquiries / per response	required (2 hr allowance)	
<b>Release Hold on Occupancy</b>		
Minor / per request	60.00	
Major / pe request	180.00	
<b>Release of Lien</b>		
Recording of release of lien on real property / per release	26.00	
<b>Security Wire Permit</b>		
Per application	140.00	

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### LAND USE, ZONING, AND LAND DIVISION

#### Signs/Zoning Review

Master sign program / per program	370.00
On-site signs / per application	150.00
Master sign program conformance review / per application	35.00
On-premises sign fee / per business	2.10
Permit fee illegally installed signs / per illegal sign	275.00

#### Fee Description & Unit/Time

#### Current

#### Amnd

#### Site Plan Review (SPR)

NOTE: Site Plan Review Fees shown with an asterisk (\*) will be reduced by 50 percent for inner-City areas.

#### Application:

Under 1 acre	3,360.00*
1 to 5 acres	4,940.00*
Over 5 acres	4,940.00 +
Each acre over 5 acres	52.00*/acre
Maximum	7,360.00*

Fire Prevention fee / per application	97.00	
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Police Site Plan review / per application (exclude senior citizen functions)	210.00	409 06/03
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Traffic Engineering review / per application	91.00	
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#### Amendment to approved SPR

NOTE: Fees will be reduced by 50 percent for inner-City areas.

Minor / per application	2,520.00*
Major / per application	3,360.00*
Revised exhibit / per request	640.00*
Minor revised exhibit / per request	160.00* + hrly consulting fee as required (2 hr allowance)

Rear yard encroachment		409 06/03
Minor / per application	110.00	
Major / per application	580.00	

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### LAND USE, ZONING, AND LAND DIVISION

#### **Special and Consulting Services**

Services requested by applicant related to land use, zoning, land division fees, etc. Charges are in addition to the regular application fees, subject to the availability of staff:

During regular business hours

Hour, 1-hour minimum

2 x hrly rate\*

Other than regular business hours (except Sundays and holidays)

Hour, 1-hour minimum

2.5 x hrly  
rate\*

\* Hourly rate includes fringe of each employee, plus actual extraordinary expenses.

**Street Name Change**

1,580.00

Fee Description & Unit/Time

Current

Amnd

***All fees effective 07/01/03 unless otherwise noted***

***MFS Amendment #409 (June 2003)*** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### LAND USE, ZONING, AND LAND DIVISION

<b>Street Signs, Striping &amp; Markers</b>		393
Street name sign / per set		6/02
Overhead Sign (per installation)	223.00	
Ground Mounted (per installation)	151.00	
Mounted on Street Light Pole (per installation)	142.00	
Stop Signs on U-Channel Post (per installation)	106.00	
Stop Signs on Street Light Pole (per installation)	109.00	
 Street striping and pavement markers / per lane mile		
4" White skip or solid	.04 per l.f.	
6" White solid	.12 per l.f.	
8" White solid	.14 per l.f.	
12" White solid	.20 per l.f.	
 4" Yellow skip or solid	.06 per l.f.	
6" Yellow solid	.14 per l.f.	
8" Yellow solid	.16 per l.f.	
12" Yellow solid	.22 per l.f.	
 New letters and turn arrows (each letter or arrow)	5.50	
Install handi-cap stalls	25.00 ea.	
Raised wheel stops	25.00 ea.	
 <b>Removal of any striping or stenciling</b>	.70 per foot	
 <b>Labor rate (per hour)</b>	35.34 per hr	
* Note: see also Public Works for fees on Bike Lane Striping		
 Warning and regulatory signs / per sign	77.00	
<b>City Installed Street Trees</b>		
15 Gallon Tree	129.00	
Inspection when planted by private party / per tree	30.00	
Landscape Plan Review / each	56.00	

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### SUBDIVISIONS

#### Fee Description & Unit/Time

#### Current

#### Amnd

#### **Lot Line Adjustment -**

Non-clustered

Application

1,900.00

Each lot over 4 lots

+ 120.00

Clustered (all clusters must be in the same final map)

Application

1,900.00

Each lot over 4 lots

+ 120.00

Phased perfection (clustered LLA)

Each phase after first perfection

205.00

#### **Tentative Parcel Map**

NOTE: Parcel Map fees shown with an asterisk (\*) will be reduced by 50 percent for Inner-city areas.

Tentative Parcel Map Filing (4 lots or more) / each

2,520.00\*

Tentative Parcel Map Filing (3 lots or less) / each

2,100.00\*

Environmental Assessment

See  
Environmental  
Assessment  
Fees

Traffic Engineering review tentative parcel map / per request

290.00

Fire Department review tentative parcel map / each

22.00

Parks, Recreation & Community Review tentative parcel map / ea.

31.00

31.00

409  
06/03

Revised Tentative Parcel Map

Major / each

840.00\*

Minor / each

210.00 + hrly  
consulting fee as required  
(3 hr allowance)

#### **Final Parcel Map**

Final Parcel Map filing (4 lots or more) / each

4,410.00

Final Parcel Map filing (3 lots or less) / each

3,160.00

Parcel Map Waiver Certificate request / per request

1,940.00\*

#### **Final Tract Map Filing**

Map

9,140.00

Per lot

+ 59.00

#### **Subdivision - Miscellaneous Processes**

Additional tax certification process

52.00

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]



# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### SUBDIVISIONS

#### Fee Description & Unit/Time

#### Current

#### Amnd

Certificate of Compliance (SMA 66499.35) / per certificate 2,620.00\*

Certificate of Correction (SMA 66469)

Minor / per certificate 52.00

Major / per certificate 630.00

Monument Check

Lot 30.00

Minimum 200.00

Monument Recheck / each Monument  
check fee  
+ 73.00

Record of Survey Processing / each 110.00

#### **Tentative Tract Map**

Pre-application and verification / each 3,680.00

Tentative Tract Map filing

Per Lot 105.00

Per Map 12,030.00

Environmental Assessment See  
Environmental  
Assessment  
Fees

UGM Application See UGM  
Application  
Fees

Traffic Engineering review tentative tract map / each 470.00SS

Parks Division Review tentative tract map / each 124.00

409  
06/03

Fire Department Review

Pre-application / each 43.00

Tentative tract map / each 43.00SS

Final map / each 43.00

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### SUBDIVISIONS

#### Fee Description & Unit/Time

#### Current

#### Amnd

#### **Tentative Tract Map (continued)**

Revised Tentative Tract Map  
Minor / each

235.00 + hourly  
consulting fee as required  
(3 hr allowance)

Major / each

1,610.00

Extension of time (Planning Commission or City Council)

See Extension of  
Time Fees

Resubmittal of expired maps (within 0 to 2 years)

Map  
Per lot

11,720.00  
+ 21.00

Condominium Conversion

Condominium Map  
Per Unit

2,750.00  
+ 31.00

#### **UGM Application**

Subdivision / per application  
Other than subdivision / per application  
Waiver request / per application  
Exemption / per request  
Fee deferral / per request  
Boundary amendment / per request

-0-  
-0-  
2,520.00  
1,780.00  
1,780.00  
2,100.00

#### **Variance**

Security-related  
Single-family residential lot, 1 acre or less / per application  
All other applications / per application

320.00  
740.00  
4,200.00

Inner-City variance—limited to area IC, IC-H, IC-P, and IC-HT.  
Per application

110.00

#### **Waiver or Interpretation of Development Standards**

Per request

160.00

#### **Zoning Ordinance Text Amendment**

Per application

3,160.00

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### NEW CONSTRUCTION, MAJOR ADDITIONS, AND ALTERATIONS

Adjusted Floor Area Conversion Index. This table is applied to actual floor area in calculating Building Permit Application fees for new construction and major additions/alterations.

Occupancy	Type of Construction *			
	I II FR	II 1-Hour III IV	II N	V
<b>AE, or I</b> Assembly, Education or Institutional Building (other than hospitals)	1.48	1.12		1.00
Hospital -- Convalescent	1.99	1.63		1.30
Hospital -- General	2.54	2.23		1.92
<b>H (Hazardous)</b> flammable liquid storage and handling; loose combustible fibers or dust are manufactured, processed, generated or stored; and repair garages	.78	.62	.52	.52
<b>B (Business)</b>				
B Banks	2.03	1.72	1.38	1.38
S-3 Canopies			.39	.39
F-1 Industrial Plants	.91	.60	.67	.58
B Medical Offices	1.81	1.39	1.17	1.17
B Offices	1.60	1.19	.92	.92
B Restaurants	1.46	1.40	1.21	1.21
S-3 Service Stations		1.22	1.12	.78
M Stores	1.22	.93	.74	.74
S-1 Warehouses	.77	.49	.44	.44
<b>R (Residential)</b>				
R1 Hotels and Motels	1.47	1.18		1.03
R1 Apartments	1.27	.97		.85
R3 Dwellings (two units or less)				
Standard (Tract)		.61		.54
Custom Homes		.91		.81
<b>M (Miscellaneous)</b>				
U1 Carport				.20
U1 Garage			.39	.30
R1 or R3 Patio				.10

\* These are general requirements. For additional restrictions see Section 602-606 of the Uniform Building Code, 1994 Edition. (Amendment 328, 6/96)

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

Occupancies not specifically listed in the Adjusted Floor Area Conversion Index shall be determined by the Building Official

Type I	<b>Non-combustible construction.</b>  Four-hour fire resistive exterior wall complies with Section 602 of the Uniform Building Code.
Type II FR	<b>Non-combustible construction.</b>  Four-hour fire resistive exterior walls complies with Section 603 of the Uniform Building Code.
Type II 1-HR	<b>Non-combustible construction.</b>  Structural members and partitions must be protected by one-hour fire resistive construction.
Type II N	<b>Non-combustible construction.</b>  No fire resistive quality requirement.
Type III	<b>Combustible construction.</b>  Exterior walls protected with four-hour fire resistive construction. Masonry or concrete wall construction.
Type III 1-HR	Structural members and partitions must be protected by one-hour fire resistive construction.
Type III N	No fire resistive quality required except exterior walls.
Type IV	<b>Combustible.</b>  Heavy-timber construction. Exterior walls have fire resistive quality of 4 hours.
Type V	<b>Combustible construction.</b>  Wood frame with masonry or concrete exterior shall be computed on the same basis as Type III building or structures..

# CITY OF FRESNO

## MASTER FEE SCHEDULE

### DEVELOPMENT FEES

#### SINGLE-FAMILY/DUPLEX FEES

- Fees usually required for single-family and duplex new construction or major additions or alterations are represented in this section. Special conditions may result in additional requirements. Consult the Land Use, Zoning, and Land Division Section and the Building Permit Section for special inspection or consulting services, permit renewals, and penalties.
- At the discretion of the Development Director, fee rates may be adjusted, when special circumstances are found to exist, to reflect the actual cost of processing.

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Abatement</b>	See Building Permits	
Woodburning appliance installed without permit		
<b>Appeals</b>	See Building Permits	
Applications for Building Commission, Joint Advisory, and Appeals Board		
<b>Bluff Preservation Soils Report Review</b>		
Initial tract review / per Report	135.00	
Individual lot review at time of building permit / per Lot	37.00	
<b>Building Permit and Plan Check</b>		
Adjusted floor area*		
0 to 65 square feet	32.60	
66 to 87 square feet		
Each 4.35 or fraction over 65	32.57 + 2.364	
88 to 1,086 square feet		
Each 11.00 or fraction over 87	47.25 + 2.364	
1,087 to 2,174 square feet		
Each 14.50 or fraction over 1,086	262.75 + 2.364	
2,175 to 4,348 square feet		
Each 22.50 or fraction over 2,174	442.50 + 2.364	
4,349 to 21,739 square feet		
Each 29.00 or fraction over 4,348	672.00 + 2.364	
21,740 square feet and over		
Each 43.50 or fraction over 21,739	2,100.00 + 2.364	

- \* The adjusted floor area is computed by applying the Conversion Index factor, times the actual floor area. The Conversion Index Table is found at the beginning of the New Construction and Major Additions/Alterations Section.

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### SINGLE-FAMILY/DUPLEX FEES

#### Fee Description & Unit/Time

#### Current

#### **Building Permit Surcharge**

Energy Plan Check

Residential, single-family/duplex / per unit

57.00

Standard plans, 4 orientations / per plan

210.00

#### **Building Plan Check**

Building plan check

100% of Building Permit fee

A surcharge will be added for complex/incomplete plans

See Inspection/  
Consulting Services Fees

Off-site improvement plan check

Plan

140.00

Site / amendment

57.00

Single-family revised site plan

See Inspection/  
Consulting Fees

#### **Electrical Permit and Plan Check**

Duplex / per square foot

Permit filing fee + .1051

Single family / per square foot

Permit filing fee + .0630

Plan check

N/A

#### **Fireplace and Wood Heater Public Education Fund**

See Building Permits

#### **Fire Sprinkler, Other Fire Protection Systems, Plan Check, and Permit Fees**

See Fire Dept Fees

#### **Grading Permit** (fees are charged on a per permit basis)

Bond requirement

See Building Permits  
As determined by  
Building Official

#### **Grading Plan Check Review** (fees are charged on a per plan basis, unless otherwise noted)

See Building Permits

#### **Irrigation Time Clock/Valves**

Per System

26.75

#### **Mechanical Permit** (including all mechanical items)

Not over 1,500 square feet / per unit

Permit filing fee + 45.00

1,501 to 3,000 square feet / per unit

Permit filing fee + 58.00

Over 3,000 square feet / per unit

Permit filing fee + 79.00

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### SINGLE-FAMILY/DUPLEX FEES

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>
<b>Noise Plan Check</b>	
Each	90.00
Per unit	+ 2.90
<b>Penalty</b>	See Building Permits
<b>Plumbing Permit</b> (duplex/single family)	
1 bath residence / each	Permit filing fee + 73.00
2 bath residence / each	Permit filing fee + 90.00
3 bath residence / each	Permit filing fee + 110.00
Additional bathroom fixture / each per bath	7.40
On new application / each per bath	24.00
Minimum	41.00
(Bath shall mean any room containing a water closet.)	
<b>Seismic Fee</b>	See Building Permits
<b>Seismic Instrumentation Fee</b>	See Building Permits
<b>Solar System</b>	
Per system	26.75
<b>Temporary Occupancy</b>	
Cash deposit to guaranty completion	Determined by Director
Inspection and Processing / per application	60.00
<b>Utilities, Construction</b>	
Temporary use for construction purposes	53.00
<b>Workers' Compensation Insurance Verification</b>	
Per transaction	7.40

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### MULTIPLE FAMILY FEES

Fees usually required for multi-family are represented in this section. Special conditions may result in additional requirements. Consult the Land Use, Zoning, and Land Division Section and the Building Permit Section for special inspection or consulting services, permit renewals, and penalties.

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Appeals</b>	See Building Permits	
Applications for Building Commission, Joint Advisory, and Appeals Board		
<b>Bluff Preservation Soils Report Review</b>		
Initial tract review / per report	135.00	
Individual lot review at time of building permit / per lot	37.00	
<b>Building Permit</b>		
Building application and permit	See Single-Family/ Duplex Adjusted Floor Area fees	
Adjusted floor area*		
Foundation Permit		
Building Permit Fee	19%	
Minimum	62.00	
* The adjusted floor area is computed by applying the Conversion Index factor, times the actual floor area. The Conversion Index Table is found at the beginning of the New Construction and Major Additions/Alterations Section.		
<b>Building Permit Surcharge</b>		
Energy Plan Check		
Residential, single-family/duplex / per unit	57.00	
Standard plan, 4 orientations / per plan	210.00	
Commercial, industrial, multi-family residential / each	225.00	
<b>Building Plan Check</b>		
Building Permit Fee	100%	
Minimum	52.00	
A surcharge will be added for complex/incomplete plans	See Inspection/ Consulting Fees	
<b>Compliance, Certificate of</b>		
On-site / per request	72.00	



# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### MULTIPLE FAMILY FEES

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Electrical Permit and Plan Check</b>		
Permit	Permit filing fee + 0.1051 / square foot	
Plan check		
Electrical permit fee	75%	
Each additional unit	+ 2.90	
Minimum	See Building Permits	
<b>Fire Sprinkler, Other Fire Protection Systems, Plan Checks, and Permit Fees</b>	See Fire Dept Fees	
<b>Grading Permit</b> (fees are charged on a per permit basis)	See Building Permits	
NOTE: For the inner-City area bounded by Shields, West, California, and Chestnut Avenues, including both sides of these boundary streets, fees will be reduced by 50 percent.		
<b>Grading Plan Check Review</b> (fees are charged on a per plan basis, unless otherwise noted)	See Building Permits	
<b>Handicapped Plan Check</b> (except single-family/duplex)	57.00	
Each additional unit	+ 2.90	
<b>Irrigation Time Clock/Valves</b>		
Per system	26.75	
<b>Mechanical Permit and Plan Check</b> (including all mechanical items)		
Not over 1,500 square feet / per unit	Permit filing fee + 45.00	
1,501 to 3,000 square feet / per unit	Permit filing fee + 58.00	
Over 3,000 square feet / per unit	Permit filing fee + 79.00	
Plan check		
Mechanical permit fee	100%	
Each additional unit	+ 2.90	
Minimum	See Building Permits	
<b>Microfilm Plans</b>		
Minimum - 10 sheets or less	5.25	
30-inch by 42-inch or less / per sheet	1.05	
Greater than 30"x42" / per sheet	1.60	
8 ½"x11" / per sheet	.52	

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### MULTIPLE FAMILY FEES

#### Fee Description & Unit/Time

#### Current

#### Amnd

#### Noise Plan Check

Per unit

90.00

+ 2.90

#### Occupancy

Certificate of Occupancy / each

See Building Permits

Temporary Occupancy

Cash deposit to guaranty completion

Deposit determined  
by Director

Inspection and processing / per application

See New Construction

#### Paving Permit

See Building Permits

#### Penalty

See Building Permits

#### Plumbing Permit and Plan Check\*

1 bath dwelling

Unit/minimum

Permit filing fee

+ 59.00

2 bath dwelling

Unit/minimum

Permit filing fee

+ 90.00

3 bath dwelling

Unit/minimum

Permit filing fee

110.00

(Bath shall mean any room containing a water closet.)

\* Excluding heating, air conditioning, main water drainage systems, and on-site sewer main 6 inches or larger in diameter, water mains 4 inches or larger in diameter.

Plan Check

Plumbing permit fee

28%

Minimum

See Building Permits

#### Seismic Fee

See Building Permits

#### Seismic Instrumentation Fee

See Building Permits

#### Utilities, Construction

Temporary use for construction purposes

See New Construction

Building permit renewal of expired permit

Standard fee

25%

Minimum

26.50

Plan check renewal of expired plan check

Standard fee

25%

Minimum

26.50

Express plan check / Each

145.00

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### MULTIPLE FAMILY FEES

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Workers' Compensation Insurance Verification</b> Per transaction	7.40	

### RESIDENTIAL SUBDIVISION FEES

Fees usually required for subdivisions are represented in this section. Special conditions may result in additional requirements. Consult the Land Use, Zoning, and Land Division Sections and the Building Permit Section for special inspection or consulting services, permit renewals, and penalties.

#### **Appeals**

See Building Permits

Applications for Building Commission, Joint Advisory, and Appeals Board

#### **Bluff Preservation Soils Report Review**

Initial tract review / per report 135.00  
Individual lot review at time of building permit / per lot 37.00

#### **Building Permit**

Building application and permit See Single-Family/  
Adjusted floor area\* Duplex Adjusted  
Floor Area Fees

\* The adjusted floor area is computed by applying the Conversion Index factor, times the actual floor area. The Conversion Index Table is found at the beginning of the New Construction and Major Additions/Alterations Section.

#### **Building Permit Surcharge**

Energy Plan Check  
Residential, single-family/duplex / per unit 57.00  
Standard plan, 4 orientations / per plan 210.00  
Commercial, industrial, multi-family residential / each 225.00

#### **Building Plan Check**

Building Permit Fee 100%  
Minimum See Multiple Family  
New Construction Fees  
  
Standard plan (on master permit)  
Building Permit Fee 200%  
A surcharge will be added for complex/incomplete plans  
See Inspection/  
Consulting Fees

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### RESIDENTIAL SUBDIVISION FEES

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Building Plan Check (continued)</b>		
Offsite improvements plan check	140.00	
Single-family / per plan	310.00	
Other uses / per plan	47.50	
Interior only tenant improvements with shell and accessory structures to existing single-family and other uses / per plan		
<b>Electrical Permit and Plan Check</b>		
Duplex/multi-family	Permit filing fee +0.1051 / square foot	
Single family	Permit filing fee +0.0630 / square foot	
Plan check (single-family and duplex exempt)		
Electrical permit fee	75%	
Minimum	See Building Permits	
<b>Fire Sprinkler, Other Fire Protection Systems, Plan Checks, and Permit Fees</b>	See Fire Dept Fees	
<b>Grading Permit</b> (fees are charged on a per permit basis)	See Building Permits	
<b>Grading Plan Check Review</b> (fees are charged on a per plan basis, unless otherwise noted)	See Building Permits	
<b>Handicapped Plan Check</b> (except single-family/duplex) / each	45.00	
<b>Master Permit</b>		
Per application	1,710.00	
Permit service surcharge / per completion	20.00	

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### RESIDENTIAL SUBDIVISION FEES

#### Fee Description & Unit/Time

#### Current

#### Amnd

#### **Mechanical Permit** (including all mechanical items)

Not over 1,500 square feet / per unit

Permit filing fee  
+ 45.00

1,501 to 3,000 square feet / per unit

Permit filing fee  
+ 58.00

Over 3,000 square feet / per unit

Permit filing fee  
+ 79.00

Plan check (single-family and duplexes exempt)

Mechanical permit fee

100%

Minimum

See Building Permits

#### **Microfilm Plans**

See Multiple Family  
New Construction Fees

#### **Noise Plan Check**

Per unit

90.00  
+ 2.90

#### **Occupancy**

Temporary Occupancy

Cash deposit to guaranty completion

Deposit determined  
by Director

Inspection and processing / per application

See Single-Family/  
Duplex Occupancy Fees

#### **Plumbing Permit and Plan Check\***

1 bath living unit / per unit

Permit filing fee  
+ 73.00

2 bath living unit / per unit

Permit filing fee  
+ 90.00

3 bath living unit / per unit

Permit filing fee  
+ 110.00

Additional bathroom fixture

Fixture per bath

7.40

New application

Fixture per bath

24.00

Minimum

44.00

(Bath shall mean any room containing a water closet.)

\* Excluding heating, air conditioning, main water drainage systems, and on-site sewer main 6 inches or larger in diameter, water mains 4 inches or larger in diameter.

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### RESIDENTIAL SUBDIVISION FEES

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Plan Check (single-family and duplex exempt)		
Plumbing permit fee	28%	
Minimum	See Building Permits	
<b>Seismic Fee</b>	See Building Permits	
<b>Seismic Instrumentation Fee</b>	See Building Permits	
<b>Utilities, Construction</b>	See Single-Family/ Duplex Utility Fees	
Temporary use for construction purposes / per inspection		
 <b>Workers' Compensation Insurance Verification</b>		
Per transaction	7.40	

### COMMERCIAL AND INDUSTRIAL FEES

Fees usually required for commercial and industrial new construction or major additions or alterations are represented in this section. Special conditions may result in additional requirements. Consult the Land Use, Zoning, and Land Division Section and the Building Permits Section for special inspection or consulting services, permit renewals, and penalties.

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Appeals</b>		
Applications for Building Commission, Joint Advisory, and Appeals Board	See Building Permits	
N/O surveys, building relocations and franchise tax boards / per appeal	131.00	
<b>Bluff Preservation Soils Report Review</b>		
Initial tract review / per report	135.00	
Individual lot review at time of building permit / per lot	37.00	
<b>Building Permit Application and permit</b>	See Single-Family/ Duplex Adjusted Floor Area fees	
Adjusted floor area*		
Foundation permit		
Building Permit Fee	19%	
Minimum	62.00	
Shell building permit	Building Permit Fee Requirement	

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

\* The adjusted floor area is computed by applying the Conversion Index factor, times the actual floor area. The Conversion Index Table is found at the beginning of the New Construction and Major Additions/Alterations Section.

### Building Plan Check

On-site improvements	
Building Permit Fee	100%
Minimum	See New Construction Fees Section
A surcharge will be added for complex/incomplete plans	See Inspection/ Consulting Fees
Off-site improvements / per plan	310.00
Interior only tenant improvements within a shell and accessory structures to existing S.F. and other uses	47.50

## COMMERCIAL AND INDUSTRIAL FEES

### Fee Description & Unit/Time

### Current

### Amnd

### Building Permit Surcharge

Energy Plan Check	
Residential, single-family/duplex / per unit	57.00
Commercial, industrial, multi-family residential / each	225.00

### Electrical Permit

80%

Installation, relocation and/or service per itemized schedule,  
Electrical Permit Fees Section

### Electrical Plan Check

Electrical Permit Fee	*75%
Minimum	See Electrical Permit Fee Section
Building Permit renewal of expired permit	
Standard fee	25%
Minimum	26.50
Plan check renewal of expired plan check	
Standard fee	25%
Minimum	26.55
Express plan check	145.00

### Energy Plan Check Consultant

Hour, 1-hour minimum	70.00
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### Fire Sprinkler, Other Fire Protection Systems, Plan Checks, and Permit Fees

See Fire Dept Fees

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### COMMERCIAL AND INDUSTRIAL FEES

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Grading Permit</b> (fees are charged on a per permit basis)	See Building Permits	
<b>Grading Plan Check Review</b> (fees are charged on a per plan basis, unless otherwise noted)	See Building Permits	
<b>Handicapped Plan Check</b> (except single-family/duplex) Each (pair of restrooms or major elements)	57.00	
<b>Irrigation Time Clock/Valves</b> Per system	26.50	
<b>Mechanical Permit</b> Installation, relocation, and/or services are itemized in the Mechanical Permit Fees Section	See Mechanical Permit Fee Section	
<b>Mechanical Plan Check Consultant</b> Hour, 1-hour minimum	95.00	
<b>Mechanical Plan Check</b> Mechanical Permit Fee Minimum	100% See Mechanical Permit Fee Section	
<b>Microfilm Plans</b>	See Multiple-Family Fees Section	
<b>Noise Plan Check</b> Per unit	90.00 + 2.90	
<b>Occupancy</b> Certificate of Occupancy / each Change of occupancy / per application Temporary Occupancy Cash deposit to guaranty completion Inspection and processing / per application	See Building Permits 800.00  Deposit determined by Director See New Construction Fees Section	
<b>Penalty</b>	See Building Permits	
<b>Plumbing Permit</b>	See Plumbing Permit Fee Section	
<b>Plumbing Plan Check</b> Plumbing Permit fee Minimum	28% See Plumbing Permit Fee Section	
<b>Seismic Fee</b>	See Building Permits	



# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT FEES

### COMMERCIAL AND INDUSTRIAL FEES

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
<b>Seismic Instrumentation Fee</b>	See Building Permits	
<b>Smoke Evacuation Test or Retest</b> Each (including re-test)	780.00	
<b>Structural Plan Check Consultant</b> Hour, 1-hour minimum*	95.00	
* Not to exceed current ICBO/UBC fees.		
<b>Structural Back Check Consultant</b> Hour, 1-hour minimum	88.00	
<b>Utilities, Construction</b> Temporary use for construction purposes	See New Construction Fee Section	
<b>Workers' Compensation Insurance Verification</b> Per transaction	7.40	

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

### UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)

- All rates in this section apply to land in the Urban Growth Management (UGM) area only. These fees are in addition to land use and construction requirements.
- For parcels of land located in a land-use district not listed below, the Development Department Director shall fix a rate using the rate for a land-use district below which, in the Director's opinion, is most similar to the district.

Fire Station Service Area No. 2	Service Rate <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	74.00
S-L*, R-1-B, R-1-C, R-1-B/PUD	122.00
R-1-C/PUD, R-1, R-1/PUD	278.00
R-2, R-2-A, M-H, T-P	555.00
R-3, R-3-A, R-4	740.00
C-1 through C-6, C-C, C-1-P, C-P, P, R-P	492.00
Industrial	492.00

\* On October 8, 1992, the Development Department Director made the determination that the C-P and R-P districts are most similar to the S-L district (Ordinance No. 91-102) for UGM fee rate purposes.

Fire Station Service Area No. 13	Service Rate <u>Per Gross Acre</u>
S-L, R-A, R-1, R-1-A, R-1-AH, R-1-B, R-1-C, R-1-E, R-1-EH	251.00
R-2, R-2-A	307.00
M-H, R-3, R-3-A, T-P	340.00
R-4	417.00
M-1, M-1-P, M-2, M-3, C-R	600.00
C-P	614.00
C-M, R-P, R-P-L,	654.00
C-1 through C-6, C-C, C-P P	742.00
AE-5, AE-20, 0	No Fee

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

### UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)

#### Fire Station Service Area No. 14

	Service Rate <u>Per Gross Acre</u>	Accl. Rate <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	87.00	169.00
S-L, R1-B, R-1-C	206.00	400.00
R-1	282.00	547.00
R-2-A, R-2, T-P	1,060.00	2,056.00
M-H, R-3-A, R-3, R-4	1,317.00	2,555.00
C-1 through C-6, C-C, C-P, C-R, C-L, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L	564.00	1,094.00

#### Fire Station Service Area No. 15

	Service Rate <u>Per Gross Acre</u>	Accl. Rate <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	109.00	188.00
S-L, R-1-B, R-1-C	257.00	442.00
R-1	352.00	605.00
R-2-A, R-2, T-P	1,324.00	2,277.00
M-H, R-3-A, R-3, R-4	1,644.00	2,828.00
C-1 through C-6, C-P, C-L, C-R, C-M, C-C, M-1, M-1-P, M-2, M-3, R-P, R-P-L	704.00	1,211.00

#### Fire Station Service Area No. 16

	Service Rate <u>Per Gross Acre</u>	Semi Accl. Rate <u>Per Gross Acre</u>	Accl. Rate <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	25.00	205.00	385.00
S-L, R-1-B, R-1-C	60.00	483.00	907.00
R-1	82.00	662.00	1,242.00
R-2-A, R-2, T-P	308.00	2,490.00	4,671.00
M-H, R-3, R-3-A, R-4	383.00	3,092.00	5,802.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L	164.00	1,324.00	2,485.00

#### Fire Station Service Area No. 17

	Service Rate <u>Per Gross Acre</u>	Semi Accl. Rate <u>Per Gross Acre</u>	Accl. Rate <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	23.00	136.00	250.00
S-L, R-1-B, R-1-C	63.00	321.00	589.00
R-1	73.00	440.00	807.00
R-2, R-2-A, T-P	274.00	1,655.00	3,036.00
M-H, R-3-A, R-3, R-4	340.00	2,055.00	3,770.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L	145.00	880.00	1,615.00

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

### UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)

Fire Station Service Area No. 21	Service Rate <u>Per Gross Acre</u>	Accl. Rate <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	114.00	370.00
S-L, R-1-B, R-1-C	187.00	610.00
R-1	411.00	1,388.00
R-2-A, R-2, T-P	855.00	2,775.00
M-H, R-3-A, R-3, R-4	1,140.00	3,700.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L	758.00	2,460.00
 Undesignated Service Area	 Service Rate <u>Per Gross Acre</u>	
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	250.00	
S-L, R-1-B, R-1-C, R-1-B/PUD	600.00	
R-1, R-1-C/PUD, R-1/PUD	800.00	
M-H, R-2, R-2-A, T-P	3,000.00	
R-3, R-3-A, R-4	3,700.00	
C-1 through C-6, C-C, C-M, C-1-P, C-P, P, R-P	1,600.00	
Industrial	1,600.00	

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

### UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226)

#### Major Street Charge Fee Credits -- Prior to October 22, 1982

	<u>Fees are per Linear Foot</u>			
	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981/1982</u>
<b>Zones A, B, C</b>				
Travel lane				
Arterial	13.00	16.00	19.25	22.25
Collector	11.00	13.00	15.25	17.25
Travel lane with shoulder				
Arterial	17.00	21.25	25.50	29.75
Collector	15.00	17.50	20.25	23.00
Travel lane with median curb				
Arterial	17.50	21.50	25.25	29.25
Travel lane with median curb and shoulder				
Arterial	22.00	27.00	31.75	36.75
<b>Zones D-1, D-2</b>				
Travel lane				
Arterial	10.50	13.00	15.50	18.00
Collector	8.75	10.75	12.50	14.50
<b>Zones E-1, E-2, F</b>				
Travel lane with shoulder				
Arterial	14.00	17.25	20.75	24.00
Collector	11.75	14.25	17.00	19.50
<b>Zones E-3, E-4, E-5</b>				
Travel lane with median curb				
Arterial	15.00	18.25	21.75	25.00
Travel lane with median curb and shoulder	18.50	22.50	26.75	31.00s

#### Major Street Charge Fee Credits -- After October 22, 1982

Fee credits are based on 12-foot travel lanes, 4-foot shoulders, and 22-foot medians. Variances from these standards will be adjusted on a pro-rata basis.

<b>Zones A, B, C-D-2, D-1/E-2, E-1, F</b>	<u>Per Linear Foot</u>
Travel lane	
Arterial streets	19.50
Collector streets	14.50
Travel lane with shoulder	
Arterial streets	24.50
Collector streets	19.50
Finished median with curbs	25.00
Graded median without curbs	11.00
Left-turn pocket with island curbs / each	19,000.00

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO

## MASTER FEE SCHEDULE

### DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

#### UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226)

##### Major Street Charge Fee Credits -- After October 22, 1982 (continued)

Zones E-3, E-4, E-5	<u>Per Linear Foot</u>
Travel lane	
Arterial streets	15.75
Collector streets	12.25
Travel lane with shoulder	
Arterial streets	21.00
Collector streets	17.00
Finished median with curbs	21.00
Graded median without curbs	8.00
Left-turn pocket with island curbs / each	17,700.00

Charges and fee credits for projects approved during 1979, 1980, and 1981, represent the 1978 figures adjusted upwards by 22.3 percent for 1979, 44.7 percent for 1980, and 67.8 percent for 1981/1982 to reflect increased construction costs. In no event shall the total actual fee credit for such years be less than the total fee credit established for 1978.

Applicable to the year in which the major street improvements are accepted by the City. In the event of a reimbursement, the major street charges paid prior to October 22, 1982, shall be adjusted upward to reflect the rates established here. In no event shall the reimbursement be less than the reimbursement amount established for 1978.

#### Per Gross Acre (excludes area of major street)

	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981/1982</u>
Zone A	650.00	795.00	940.00	1,085.00
Zone B	710.00	870.00	1,025.00	1,185.00
Zone C	855.00	1,095.00	1,235.00	1,430.00
Zone D-1	270.00	330.00	390.00	450.00
Zone D-2	270.00	330.00	390.00	450.00
Zone E-1	895.00	1,095.00	1,295.00	1,495.00
Zone E-2	680.00	830.00	895.00	1,135.00
Zone E-3	820.00	1,000.00	1,185.00	1,370.00
Zone E-4	700.00	855.00	1,015.00	1,170.00
Zone E-5	180.00	220.00	260.00	300.00
Zone F	895.00	1,095.00	1,295.00	1,495.00

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

### UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226)

#### Major Street Charges -- After October 22, 1982

Applicable to each lot created by subdivision or developed after October 22, 1982.

	Per Gross Acre <u>(excludes area of major streets)</u>
Zone A	2,150.00
Zone B	680.00
Zone C/D-2	1,930.00
Zone D-1/E-2	2,180.00
Zone E-1	1,680.00
Zone E-3	2,795.00
Zone E-4	2,435.00
Zone E-5	335.00
Zone F	2,500.00

All other zones, charges, and fees are established by the Public Works  
Director

### UGM MAJOR STREET BRIDGE CHARGE (FMC 11-226)

	Per Gross acre <u>(excludes area of major streets)</u>
Zone A	20.00
Zone B	5.00
Zone C/D-2	65.00
Zone D-1/E-2	210.00
Zone E-1	175.00
Zone E-3	160.00
Zone E-4	135.00
Zone E-5	-0-
Zone F	50.00

All other zones, charges, and fees are established by the Public Works  
Director

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

### UGM PARK FEE (FMC 12-4.509)

For parcels of land located in a land-use district not listed below, the Development Department Director shall fix a rate using the rate for a land-use district below which, in the Director's opinion, is most similar to the district.

#### **Park Service Area No. 1**

Zone District Classification	<u>Service Rate</u> <u>Per Gross Acre</u>	<u>Accl. Rate</u> <u>Per Gross Acre</u>
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	147.00	295.00
R-1-B, R-1-C	243.00	485.00
MH, R-1	551.00	1,102.00
R-2-A, R-2, T-P	1,102.00	2,205.00
R-3-A, R-3, R-4	1,470.00	2,940.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	276.00	551.00
M-1-P, M-1, M-2, M-3	147.00	294.00

#### **Park Service Area No. 2**

Zone District Classification	<u>Service Rate</u> <u>Per Gross Acre</u>	<u>Accl. Rate</u> <u>Per Gross Acre</u>
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	220.00	440.00
R-1-B, R-1-C	363.00	726.00
MH, R-1	825.00	1,650.00
R-2-A, R-2, T-P	1,650.00	3,300.00
R-3-A, R-3, R-4	2,200.00	4,400.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	413.00	825.00
M-1-P, M-1, M-2, M-3	220.00	440.00

#### **Park Service Area No. 3**

Zone District Classification	<u>Service Rate</u> <u>Per Gross Acre</u>	<u>Accl. Rate</u> <u>Per Gross Acre</u>
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	296.00	592.00
R-1-B, R-1-C	488.00	977.00
MH, R-1	1,110.00	2,220.00
R-2-A, R-2, T-P	2,220.00	4,440.00
R-3-A, R-3, R-4	2,960.00	5,920.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	555.00	1,110.00
M-1-P, M-1, M-2, M-3	296.00	592.00

**All fees effective 07/01/03 unless otherwise noted**

**MFS Amendment #409 (June 2003)** [08/25/03(3:43PM)]



# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

### UGM PARK FEE (FMC 12-4.509)

#### Park Service Area No. 4

Zone District Classification	<u>Service Rate</u> <u>Per Gross Acre</u>	<u>Accl. Rate</u> <u>Per Gross Acre</u>
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	164.00	328.00
R-1-B, R-1-C	271.00	541.00
MH, R-1	615.00	1,230.00
R-2-A, R-2, T-P	1,230.00	2,460.00
R-3-A, R-3, R-4	1,640.00	3,280.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	308.00	615.00
M-1-P, M-1, M-2, M-3	164.00	328.00

#### Park Service Area No. 5

Zone District Classification	<u>Service Rate</u> <u>Per Gross Acre</u>	<u>Accl. Rate</u> <u>Per Gross Acre</u>
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	226.00	452.00
R-1-B, R-1-C	373.00	746.00
MH, R-1	848.00	1,695.00
R-2-A, R-2, T-P	1,695.00	3,390.00
R-3-A, R-3, R-4	2,260.00	4,520.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	424.00	848.00
M-1-P, M-1, M-2, M-3	226.00	452.00

#### Park Service Area No. 6

Zone District Classification	<u>Service Rate</u> <u>Per Gross Acre</u>	<u>Accl. Rate</u> <u>Per Gross Acre</u>
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	151.00	302.00
R-1-B, R-1-C	249.00	498.00
MH, R-1	566.00	1,132.00
R-2-A, R-2, T-P	1,132.00	2,263.00
R-3-A, R-3, R-4	1,509.00	3,018.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	283.00	566.00
M-1-P, M-1, M-2, M-3	151.00	302.00

#### Park Service Area No. 7

Zone District Classification	<u>Service Rate</u> <u>Per Gross Acre</u>	<u>Accl. Rate</u> <u>Per Gross Acre</u>
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	338.00	676.00
R-1-B, R-1-C	558.00	1,115.00
MH, R-1	845.00	1,690.00
R-2-A, R-2, T-P	2,535.00	5,070.00
R-3-A, R-3, R-4	3,380.00	6,760.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	634.00	1,268.00
M-1-P, M-1, M-2, M-3	338.00	676.00

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

### UGM GRADE SEPARATION FEE (FMC 11-227)

#### Grade Separation Fee

Service area  
Zone E-4-A

Service Rate  
Per Gross Acre  
(except area of major streets)  
345.00

# CITY OF FRESNO MASTER FEE SCHEDULE

## DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

### UGM TRUNK SEWER CHARGE (FMC 9-503; RESOLUTION 83-40)

Rates shall apply only to tentative maps deemed to be complete prior to July 31, 1990, and to all other entitlements approved prior to July 31, 1990, where the developer shows evidence to the satisfaction of the Development Department Director that a construction loan commitment was secured prior to September 30, 1990, and to final maps approved prior to September 30, 1990, for which covenants have been executed deferring fees to issuance of building permit.

Zone District classifications:	Cornelia Trunk Service Area Per Gross Acre (except area of major streets)	Grantland Trunk Service Area Per Gross Acre (except area of major streets)
S-L, R-A, AE-5, AE-20	80.00	86.00
R-1-A, R-1-AH, R-1-E, R-1-EH	200.00	215.00
R-1-B, R-1-C	326.00	356.00
R-1	445.00	482.00
C-1, C-2	490.00	702.00
C-M, M-1, M-1-P, M-2	504.00	546.00
C-3 through C-6, C-R	792.00	858.00
C-P, R-P, R-P-L	1,257.00	1,362.00
R-2, R-2-A, R-3, R-3-A, R-4, TP, MH	1,257.00	1,362.00
Minimum / per lot	70.00	70.00
All other zones, rates established by the Public Works Director based on estimated sewer flow		

### UGM TRUNK SEWER CHARGE (FMC 9-503; RESOLUTION 83-40)

<b>Millbrook Overlay Sewer Service Area</b> (Reso 87-376)	
Area north of Shepherd Avenue (except Dominion Planned Community)	393.00 per Gross Acre (except area of major streets)
Remaining undeveloped land in Woodward Lakes	695.00 per Gross Acre (except area of major streets)
Dominion Planned Community area	44.00 per Residential Unit in excess of approved densities for each village or 2,377 total units (Ord. 90-43) effective 05/18/90
Area south of Shepherd Avenue	240.00 per Gross Acre (except area of major streets)

### UGM TRAFFIC SIGNAL CHARGE (FMC 11-226)

Traffic Signal Charge	860.00 per Gross Acre (except area in major streets)
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# CITY OF FRESNO

## MASTER FEE SCHEDULE

### ENTERPRISE ZONE AREAS - SPECIAL RATES

#### I. Business License Fees

Waived for a period of three years.

Business license fees, as contained in Section 4, "Business License and Permit Requirements," of the Master Fee Schedule, are waived for a three-year period from the time the business locates in a commercial area of the Enterprise Zones as identified in Exhibit A\*. Such waiver will be available only to firms establishing new operations in the commercial area and will not apply to existing businesses relocating from one address to another within the area. No waiver will be granted to businesses created by legal reorganization or changes in ownership of existing commercial area firms.

- \* Street address ranges from the areas shown on the maps identified as Exhibits A and B are available in the office of the Department of Economic Resources of the City of Fresno.

#### II. Permit Fees and Development Entitlement Fees

Refund of a portion of fees paid.

The rebate to equal 50 percent with certain maximum reductions.

Permit and inspection fees will be refunded to the property owner 50 percent, not to exceed a maximum refund of \$300 per property, for minor additions or alterations for buildings in the commercial and industrial areas of the Enterprise Zone, as identified in Exhibits A and B, respectively. Such refunds of fees will apply to items contained in Sections 7a, 7b, 7c, and 7d, "Minor Additions and Alterations of the Master Fee Schedule for buildings which have been vacant for 12 consecutive months or more prior to submission of an application for a permit.

Determination of the building vacancy period will be the responsibility of the **Development Department**. Evidence documenting the vacancy period may include a signed statement from the property owner, utility billing or service records, or statements from individuals, other than the owner of the property, who are familiar with the building.

Fees in Section 8, "Land Use and Zoning," and Section 9, "New Construction, Major Additions, and Alterations," will be partially refunded to the property owner for projects in the commercial and the industrial areas of the Enterprise Zone. The refunded amount will be 50 percent of the fees paid pursuant to Sections 8 and 9 of this Schedule, not to exceed a maximum reduction of \$500 per property. Such refund shall be available only once for each property during the term of the Enterprise Zone program and will not apply to later subdivisions of the property.

# CITY OF FRESNO MASTER FEE SCHEDULE

## ENTERPRISE ZONE AREAS - SPECIAL RATES

### III. Application and Resolution of Issuance Fees for Tax-Exempt Industrial Development Bonds

Reduction of 50 percent.

The Tax-Exempt Bond Application Forms Fee, the Application Submission Fee, and the Official Resolution of Issuance Fee, as contained in Section 12, "Miscellaneous" of the Master Fee Schedule, are reduced by 50 percent for projects located in the commercial area of the Enterprise Zone, as identified by Exhibit A, and the industrial area of the Enterprise Zone, as identified by Exhibit B. Any additional costs associated with the issuance of the bonds following the Official Resolution of Issuance, including administrative expenses as defined by the Fresno Municipal Code, Section 18-101, shall be paid by the applicant or deducted from bond proceeds.